



THE CITY OF SAN DIEGO

## REPORT TO THE HEARING OFFICER

HEARING DATE: August 20, 2014                      REPORT NO. HO 14-052

ATTENTION:                      Hearing Officer

SUBJECT:                      Verizon – Covenant (Dr. Brown 2)  
PTS PROJECT NUMBER: 340954

LOCATION:                      2930 Howard Ave.

APPLICANT:                      Verizon Wireless (Permittee)/  
Covenant Presbyterian Church (Owner)

### SUMMARY

Issue: Should the Hearing Officer approve a Site Development Permit (SDP) for a Wireless Communication Facility (WCF) in the Greater North Park community plan area?

Staff Recommendation: APPROVE SDP No. 1329266.

Community Planning Group Recommendation: The North Park Planning Committee voted 14-0-0 to recommend approval of this project at their April 15, 2014 meeting. (Attachment 8)

Environmental Review: This project was determined to be exempt pursuant to California Environmental Quality Act (CEQA) Guidelines Section 15303 (New Construction). This project is not pending an appeal of the environmental determination. The environmental exemption determination for this project was made on July 18, 2014, and the opportunity to appeal that determination ended August 1, 2014. (Attachment 7)

### BACKGROUND & DISCUSSION

Verizon – Covenant (Dr. Brown 2) proposes a Wireless Communication Facility (WCF), consisting of antennas and equipment mounted on the roof of an existing church building behind screening, designed to integrate with the existing building. The project is located on the Covenant Presbyterian Church, with an address of 2930 Howard Avenue. The property is zoned MCCPD-CN-1 and is located in the Greater North Park Community Plan Area. (Attachments 1, 2, 3, and 4)

WCFs are permitted in commercial zones as a Process 1, Limited Use approval, pursuant to Land Development Code (LDC) section 141.0420(c). In this case, the screening for the antennas and equipment exceeds the allowed MCCPD-CN-1 Floor Area Ratio (FAR) of 1.0 permitted for the zone. In order to allow this deviation, a Mid-City Communities Development Permit, which is processed as a Site Development Permit, Process 3, is required.

In all, two deviations are requested as part of this project:

- a. Floor Area Ratio (FAR): The project deviates from the 1.0 FAR permitted by the MCCPD-CN-1 zone. The existing FAR is 1.54. With the addition of the new screened antenna and equipment areas, the new FAR will be 1.67.
  
- b. Landscape Requirements: The project proposes an 8.3% increase in Gross Floor Area (GFA). This triggers the Previously Conforming Properties Landscape Requirements [LDC Section 142.0410 (a)(2)(D)], which requires that the project comply with the landscape requirements for street trees. LDC Section 142.0409 requires 5 trees along Howard Avenue and 6 trees along 30<sup>th</sup> Street (11 trees total). Due to space limitations, largely caused by above-ground utilities, 3 trees are being provided along Howard Avenue and 3 trees are being provided along 30<sup>th</sup> Street (6 trees total). The proposed tree installation size is 36-inch box, larger than the 24-inch minimum size required, compensating for the reduced tree quantity provided.

These two deviations will be permitted with the approval of this SDP.

Sixteen (16) Verizon panel antennas and one (1) microwave dish antenna will be located on the roof of the existing church building in a 2,734 square-foot screened roof area, along with a 396 square-foot area concealing equipment associated with the antennas, including an emergency generator.

The WCF Regulations require that applicants use all reasonable means to conceal or minimize the visual impacts of WCFs through integrations, which includes the use of architecture, landscape, and siting solutions. This project has been designed to integrate with the design of the existing building. While the height of the building is being increased overall, street trees are provided around the 30<sup>th</sup> Street and Howard Avenue street frontages. As the trees grow to maturity, they will be able to help screen and reduce the apparent bulk of the additional building mass.

The City's General Plan addresses Wireless Facilities in UD-A.15. The visual impact of WCFs should be minimized by concealing WCFs in existing structures, or utilizing camouflage and screening techniques to hide or blend them into the surrounding area. Facilities should be designed to be aesthetically pleasing and respectful of the neighborhood context. Equipment associated with the WCF should be located in underground vaults or unobtrusive structures. This project complies with the General Plan recommendations by locating the antennas on an existing building, behind screening designed to integrate with the design of the existing church

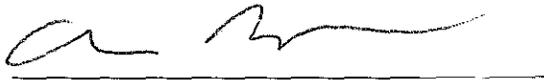
building. Equipment and an emergency generator will be located on the building, also located behind screening. The design of the WCF is respectful of the neighborhood context and does not adversely affect the applicable land use plans.

Based on the proposed design, the project complies with the WCF Regulations (LDC §141.0420). The project has received support from the community planning group, and draft findings have been made in the affirmative to approve the SDP. Therefore, Staff recommends approval of SDP No. 1329266.

### ALTERNATIVES

1. Approve Site Development Permit No. 1329266, with modifications.
2. Deny Site Development Permit No. 1329266, if the Hearing Officer makes written findings based on substantial evidence that the approval is not authorized by state or local zoning law.

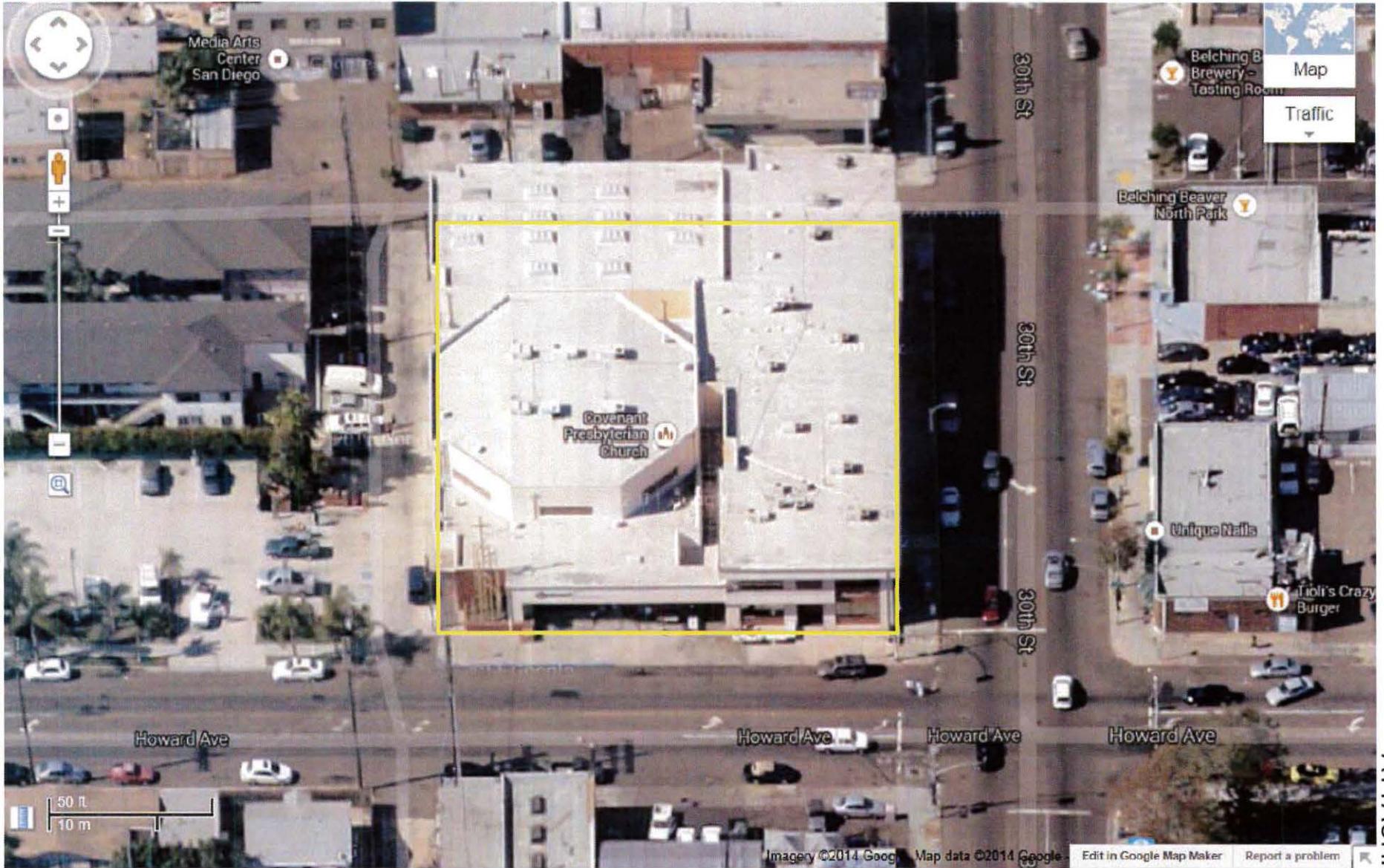
Respectfully submitted,



Alex Hempton, AICP  
Development Project Manager

### Attachments:

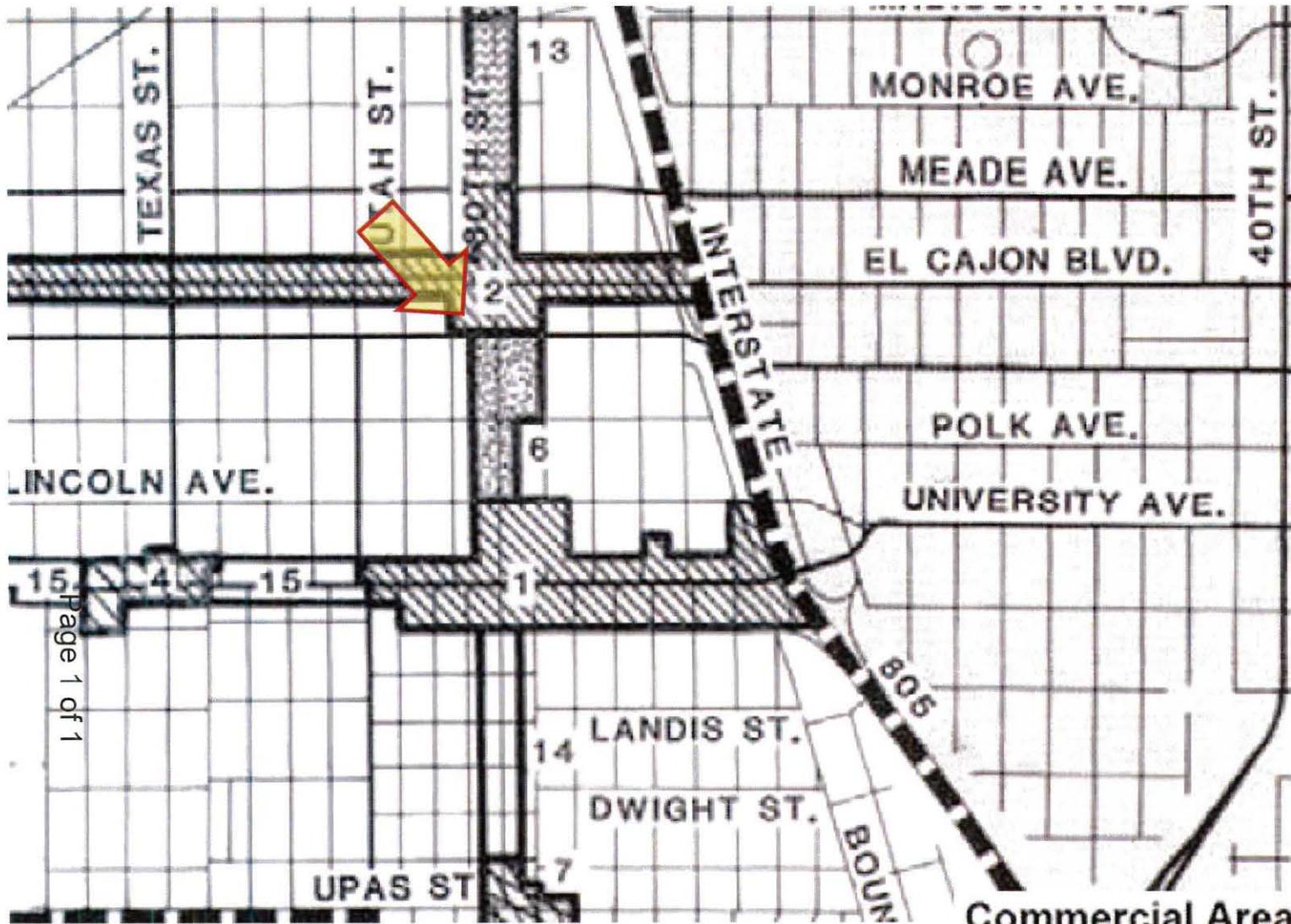
1. Aerial Photo
2. Community Plan Land Use Map
3. Project Location Map
4. Project Data Sheet
5. Draft Permit Resolution with Findings
6. Draft Permit with Conditions
7. Notice of Right to Appeal Environmental Exemption
8. Community Planning Group Recommendation
9. Ownership Disclosure Statement (ODS)
10. Photo Simulations
11. Photo Survey
12. Site Justification/Coverage Maps
13. Hearing Officer Hearing Public Notice
14. Project Plans



## Aerial Photo

Verizon Covenant (Dr. Brown 2) – Project Number 340954

2930 Howard Avenue



**Commercial Area Designations**  
**Greater North Park Community Plan**

**8**  
 FIGURE

ATTACHMENT 2



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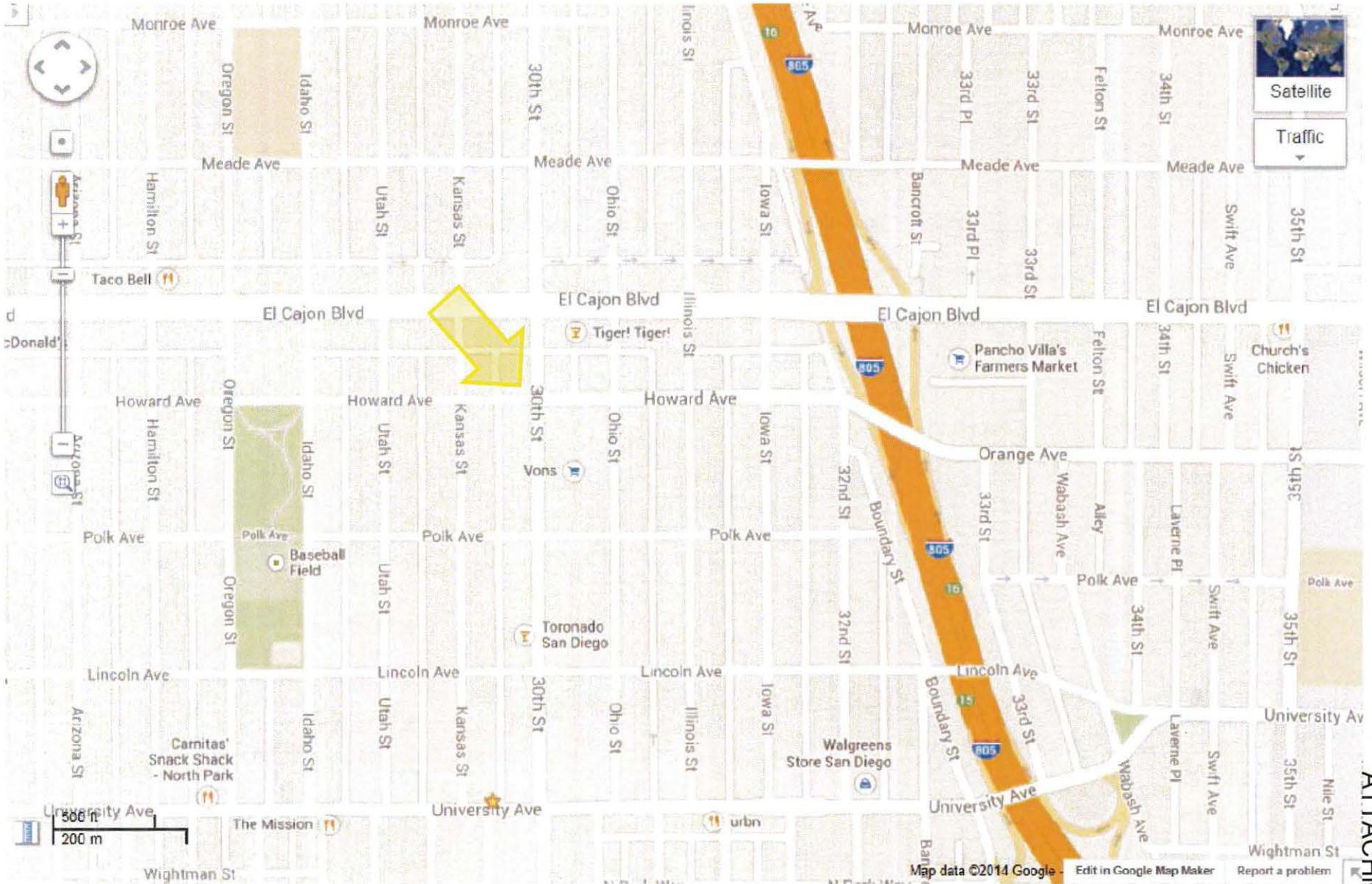


## Community Plan Land Use Designation

Verizon Covenant (Dr. Brown 2) – Project Number 340954

2930 Howard Avenue

Designated as  
 Commercial



## Project Location Map

Verizon Covenant (Dr. Brown 2) – Project Number 340954

2930 Howard Avenue



<b>PROJECT DATA SHEET</b>		
<b>PROJECT NAME:</b>	Verizon – Covenant (Dr. Brown 2)	
<b>PROJECT DESCRIPTION:</b>	Wireless Communication Facility (WCF) consisting of 16 panel antennas and 1 microwave dish antenna, mounted on the roof of an existing building behind a new screen wall, with equipment and an emergency generator also located on the roof behind screening.	
<b>COMMUNITY PLAN AREA:</b>	Greater North Park	
<b>DISCRETIONARY ACTIONS:</b>	Site Development Permit (SDP) [Process 3]	
<b>COMMUNITY PLAN LAND USE DESIGNATION:</b>	Commercial	
<b><u>ZONING INFORMATION:</u></b>		
ZONE: MCCPD-CN-1		
HEIGHT LIMIT: -		
FRONT SETBACK: -		
SIDE SETBACK: -		
REAR SETBACK: -		
FAR: 1.0		
<b><u>ADJACENT PROPERTIES:</u></b>	<b>LAND USE DESIGNATION &amp; ZONE</b>	<b>EXISTING LAND USE</b>
<b>NORTH:</b>	Commercial, MCCPD-CN-1	Commercial
<b>SOUTH:</b>	Commercial, MCCPD-CN-3	Auto Repair/Commercial/Residential
<b>EAST:</b>	Commercial, MCCPD-CN-1	Commercial
<b>WEST:</b>	Residential/Commercial, MCCPD-CN-1/MCCPD-MR-800B	Residential
<b>DEVIATIONS OR VARIANCES REQUESTED:</b>	Two deviations are being permitted with this Mid-City Communities Development Permit (processed as a Site Development Permit):	

	<p>a. <u>Floor Area Ratio (FAR)</u>: The project deviates from the 1.0 FAR permitted by the MCCPD-CN-1 zone. The existing FAR is 1.54. With the addition of the new screened antenna and equipment areas, the new FAR will be 1.67.</p> <p>b. <u>Landscape Requirements</u>: The project proposes an 8.3% increase in Gross Floor Area (GFA). This triggers the Previously Conforming Properties Landscape Requirements [LDC Section 142.0410 (a)(2)(D)], which requires that the project comply with the landscape requirements for street trees. LDC Section 142.0409 requires 5 trees along Howard Avenue and 6 trees along 30<sup>th</sup> Street (11 trees total). Due to space limitations, largely caused by above-ground utilities, 3 trees are being provided along Howard Avenue and 3 trees are being provided along 30<sup>th</sup> Street (6 trees total). The proposed tree installation size is 36-inch box, larger than the 24-inch minimum size required, compensating for the reduced tree quantity provided.</p>
<p><b>COMMUNITY PLANNING GROUP RECOMMENDATION:</b></p>	<p>The North Park Planning Committee voted 14-0-0 to recommend approval of this project at their April 15, 2014 meeting.</p>

**HEARING OFFICER  
RESOLUTION NO. HO-XXXX  
SITE DEVELOPMENT PERMIT NO. 1329266  
VERIZON – COVENANT (DR. BROWN 2)  
PROJECT NO. 340954**

WHEREAS, COVENANT PRESBYTERIAN CHURCH, A CALIFORNIA CORPORATION, Owner, and VERIZON WIRELESS, Permittee, filed an application with the City of San Diego for a permit to construct, operate, and maintain a Wireless Communication Facility (WCF) consisting of 16 panel antennas and 1 microwave dish antenna, mounted on an existing building roof behind a screen wall, with equipment and an emergency generator associated with the antennas also located behind a screen wall (as described in and by reference to the approved Exhibits “A” and corresponding conditions of approval for the associated Permit No. 1329266);

WHEREAS, the project site is located at 2930 Howard Avenue in the MCCPD-CN-1 zone of the Greater North Park Community Plan Area;

WHEREAS, the project site is legally described as: all that certain real property situated in the County of San Diego, State of California, described as: Parcel A: Lots 20 to 26 inclusive in Block 119 of University Heights, in the City of San Diego, County of San Diego, State of California, according to amended Map Thereof made by G.A. D’Hemecourt, filed in Book 8, Page 36, et. seq. of lis pendens, in the Office of the County Recorder of San Diego County;

WHEREAS, on July 18, 2014, the City of San Diego, as Lead Agency, through the Development Services Department, made and issued an Environmental Determination that the project is exempt from the California Environmental Quality Act (CEQA) (Public Resources Code section 21000 et. seq.) under CEQA Guideline Section 15303 (New Construction) of the State CEQA Guidelines and there was no appeal of the Environmental Determination filed within the time period provided by San Diego Municipal Code Section 112.0520;

WHEREAS, on August 20, 2014, the Hearing Officer of the City of San Diego considered Site Development Permit No. 1329266 pursuant to the Land Development Code of the City of San Diego; NOW, THEREFORE,

BE IT RESOLVED by the Hearing Officer of the City of San Diego as follows:

That the Hearing Officer adopts the following written Findings, dated August 20, 2014.

FINDINGS:

Site Development Permit - Section 126.0504

**A. Findings for all Site Development Permits**

**1.The proposed development will not adversely affect the applicable land use plan;**

The City of San Diego's General Plan (UD-15) requires that the visual impact of wireless facilities be minimized by concealing wireless facilities in existing structures or using screening techniques to hide or blend them into the surrounding area. The plan also calls for these facilities to be designed to be aesthetically pleasing and respectful of the neighborhood context. Furthermore, the plan states that equipment associated with wireless facilities be concealed from view.

This project consists of the installation of a 7-foot high screen wall on the roof of an existing 30-foot tall building. Equipment associated with the antennas, and an emergency generator, is also located on the roof of one of the church buildings, behind screening. The screening has been designed, with the North Park Planning Committee's review, to be compatible with the existing church building. The WCF will appear as an integral part of the existing building. In addition, a total of 6 36-inch box trees will be installed along 30<sup>th</sup> Street and Howard Avenue. These trees will soften the apparent bulk of the roof-top screening, improve the appearance of the WCF, and enhance the pedestrian environment. This will allow the project to be aesthetically pleasing and respectful of the neighborhood context.

The project is located within the El Cajon Boulevard Commercial Area (Area 2), as identified on Figure 8 of the Greater North Park Community Plan. The Community Plan identifies ways that El Cajon Boulevard and the surrounding commercial areas can be improved and revitalized. This project contributes to these objectives by both completely concealing the WCF with a design that is architecturally compatible with the existing development and by providing street trees, which act to both improve views of the WCF and reduce its apparent bulk, while also contributing to Community Plan objectives which call for improving the pedestrian experience.

This project is located in the MCCPD-CN-1 zone. The purpose and intent of this zone, as a "Commercial Node" (CN), is to provide for pedestrian oriented commercial and mixed-use districts. The intent is to create street frontage conditions that are, "conducive to a rich, diverse and pleasurable walking experience." This project complies with this requirement with the installation of 6 36-inch box size street trees, which will enhance the pedestrian experience. In addition, the antenna screening is located on the roof and stepped back from the public right-of-way, which will not inhibit or detract from pedestrian activity.

Based on this analysis, this project will not adversely affect the Greater North Park Community Plan, nor the General Plan of the City of San Diego, and complies with the purpose and intent of the Mid-City Communities Planned District.

**2. The proposed development will not be detrimental to the public health, safety, and welfare;  
and**

The project consists of 16 panel antennas and 1 microwave dish antenna, and associated equipment (including an emergency generator), mounted on the roof of an existing church building behind screening. The project is located at 2930 Howard Avenue, and is located in the Greater North Park Community Plan Area.

The project was determined to be exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15303 (New Construction). The conditions of approval for the project will require compliance with several operational constraints and development controls intended to

assure the continued public health, safety and welfare. All proposed improvement plans associated with the project will be reviewed prior to issuance of construction permits and inspected during construction to assure the project will meet or exceed all relevant and applicable building, electrical, mechanical, plumbing and fire codes.

Additionally, the Telecommunication Act of 1996 preempts local governments from regulating the “placement, construction and modification of wireless communication facilities on the basis of the environmental effects of Radio Frequency (RF) emission to the extent that such facilities comply with the Federal Communication Commission's (FCC) standards for such emissions.” A condition has been added to the permit to require a Radio Frequency Electromagnetic Fields Exposure Report demonstrating that the proposed project would be consistent with the FCC’s regulations for wireless facilities. Therefore, the project would not result in any significant health or safety risks to the surrounding area within matters of the City’s jurisdiction.

In conclusion, the proposed project will not be detrimental to the public health, safety and welfare.

**3. The proposed development will comply with the applicable regulations of the Land Development Code, including any allowable deviations pursuant to the Land Development Code.**

The project complies with the regulations of the Wireless Communication Facility Regulations, Land Development Code Section 141.0420, and with the zone development requirements of the MCCPD-CN-1 zone, with the exception of the FAR requirements and the City-wide Landscape Regulations in regards to required street tree quantities. The allowable FAR for this zone is 1.0. The existing church facility has an FAR of 1.54. With the addition of the 3,130 square-foot Verizon antenna and equipment areas, the FAR will be 1.67. The project proposes an 8.3% increase in Gross Floor Area (GFA). This triggers the Previously Conforming Properties Landscape Requirements [LDC Section 142.0410 (a)(2)(D)], which requires that the project comply with the landscape requirements for street trees. LDC Section 142.0409 requires 5 trees along Howard Avenue and 6 trees along 30<sup>th</sup> Street (11 trees total). Due to space limitations, largely caused by above-ground utilities, 3 trees are being provided along Howard Avenue and 3 trees are being provided along 30<sup>th</sup> Street (6 trees total). The proposed tree installation size is 36-inch box, larger than the 24-inch minimum size required, compensating for the reduced tree quantity provided. The design of the project complies with the WCF Design Requirements. As the antennas and equipment are completely concealed behind new screening, designed to integrate with the existing church building, the WCF will be minimally visible and well-integrated with the neighborhood. The deviation to the FAR and the Landscape Regulations is permitted through the processing of this Site Development Permit/Mid-City Communities Development Permit. Therefore, the project complies with the regulations of the Land Development Code.

**B. Findings for a Mid-City Communities Development Permit (LDC Section 1512.0204)**

- 1. Conformance With Community Plan and Design Manuals. The proposed use and project design meet the purpose and intent of the Mid-City Communities Planned District (Section 1512.0101), and the following documents, as applicable to the site: the Mid-City Community Plan, the Greater North Park Community Plan, the State University Community Plan, the Uptown Community Plan, the Mid-City Design Plan (California**

**State Polytechnic University, Pomona; Graduate studies in Landscape Architecture; June, 1983), Design Manual for the Normal Heights Demonstration Area and the City Heights Demonstration Area (HCH Associates and Gary Coad; April, 1984), The Design Study for the Commercial Revitalization of El Cajon Boulevard (Land Studio, Rob Quigley, Kathleen McCormick), The North Park Design Study, Volume 1, Design Concept and Volume 2, Design Manual (The Jerde Partnership, Inc. and Lawrence Reed Moline, Ltd.), Sears Site Development Program (Gerald Gast and Williams-Kuebelbeck and Assoc.; 1987) and will not adversely affect the Greater North Park Community Plan, the Uptown Community Plan or the General Plan of the City of San Diego;**

The City of San Diego's General Plan (UD-15) requires that the visual impact of wireless facilities be minimized by concealing wireless facilities in existing structures or using screening techniques to hide or blend them into the surrounding area. The plan also calls for these facilities to be designed to be aesthetically pleasing and respectful of the neighborhood context. Furthermore, the plan states that equipment associated with wireless facilities be concealed from view.

This project consists of the installation of a 7-foot high screen wall on the roof of an existing 30-foot tall building. Equipment associated with the antennas, and an emergency generator, is also located on the roof of one of the church buildings, behind screening. The screening has been designed, with the North Park Planning Committee's review, to be compatible with the existing church building. The WCF will appear as an integral part of the existing building. In addition, a total of 6 36-inch box trees will be installed along 30<sup>th</sup> Street and Howard Avenue. These trees will soften the apparent bulk of the roof-top screening, improve the appearance of the WCF, and enhance the pedestrian environment. This will allow the project to be aesthetically pleasing and respectful of the neighborhood context.

The project is located within the El Cajon Boulevard Commercial Area (Area 2), as identified on Figure 8 of the Greater North Park Community Plan. The Community Plan identifies ways that El Cajon Boulevard and the surrounding commercial areas can be improved and revitalized. This project contributes to these objectives by both completely concealing the WCF with a design that is architecturally compatible with the existing development and by providing street trees, which act to both improve views of the WCF and reduce its apparent bulk, while also contributing to Community Plan objectives which call for improving the pedestrian experience.

This project is located in the MCCPD-CN-1 zone. The purpose and intent of this zone, as a "Commercial Node" (CN), is to provide for pedestrian oriented commercial and mixed-use districts. The intent is to create street frontage conditions that are, "conducive to a rich, diverse and pleasurable walking experience." This project complies with this requirement with the installation of 6 36-inch box size street trees, which will enhance the pedestrian experience. In addition, the antenna screening is located on the roof and stepped back from the public right-of-way, which will not inhibit or detract from pedestrian activity.

Based on this analysis, this project will not adversely affect the Greater North Park Community Plan, nor the General Plan of the City of San Diego, and complies with the purpose and intent of the Mid-City Communities Planned District.

- 2. Compatibility with surrounding development. The proposed development will be compatible with existing and planned land use on adjoining properties and will not constitute a disruptive element to the neighborhood and community. In addition, architectural harmony with the surrounding neighborhood and community will be achieved as far as practicable;**

The antennas and equipment associated with this WCF are proposed on the roof of an existing church building, behind screening. The screening is designed to make the WCF appear as an integral part of the existing building. The equipment and emergency generator associated with the antennas is located behind a screen wall. The antennas are concealed behind a new 7-foot tall screen wall on the roof of an existing 30-foot tall building. While there is no height limit in this particular zone, the overall height of 37-feet tall is compatible with surrounding residential and mixed use development surrounding the project. Six 36-inch box size street trees are proposed along 30<sup>th</sup> Street and Howard Avenue. These trees will help to reduce the apparent bulk and scale of the 7-foot high roof-top screen and will improve the appearance of the WCF overall. The proposed WCF will be compatible with existing and planned land use on adjoining properties and will not constitute a disruptive element to the neighborhood and community. In addition, as the project is designed to integrate with the existing church building's colors, textures, and design, architectural harmony with the surrounding neighborhood and community will be achieved as far as practicable.

- 3. No Detriment to Health, Safety and Welfare. The proposed use, because of conditions that have been applied to it, will not be detrimental to the health, safety and general welfare of persons residing or working in the area, and will not adversely affect other property in the vicinity;**

The project consists of 16 panel antennas and 1 microwave dish antenna, and associated equipment (including an emergency generator), mounted on the roof of an existing church building behind screening. The project is located at 2930 Howard Avenue, and is located in the Greater North Park Community Plan Area.

The project was determined to be exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15303 (New Construction). The conditions of approval for the project will require compliance with several operational constraints and development controls intended to assure the continued public health, safety and welfare. All proposed improvement plans associated with the project will be reviewed prior to issuance of construction permits and inspected during construction to assure the project will meet or exceed all relevant and applicable building, electrical, mechanical, plumbing and fire codes.

Additionally, the Telecommunication Act of 1996 preempts local governments from regulating the "placement, construction and modification of wireless communication facilities on the basis of the environmental effects of Radio Frequency (RF) emission to the extent that such facilities comply with the Federal Communication Commission's (FCC) standards for such emissions." A condition has been added to the permit to require a Radio Frequency Electromagnetic Fields Exposure Report demonstrating that the proposed project would be consistent with the FCC's regulations for wireless facilities. Therefore, the project would not result in any significant health or safety risks to the surrounding area within matters of the City's jurisdiction.

In conclusion, the proposed project will not be detrimental to the public health, safety and welfare.

- 4. Adequate Public Facilities. For residential and mixed residential/commercial projects within the park-deficient neighborhoods shown on Map Number B-4104 that are not exempted by Section 1512.0203(b)(1)(A) or (B), the proposed development provides a minimum of 750 square feet of on-site usable recreational open space area per dwelling unit. The on-site usable recreational open space area shall not be located within any area of the site used for vehicle parking, or ingress and egress, and shall be configured to have a minimum of 10 feet in each dimension. The area will be landscaped and may also include hardscape and recreational facilities;**

This project consists of a Wireless Communication Facility, which does not involve a residential use. Therefore, as this finding applies to residential and mixed residential/commercial projects, this permit finding is not applicable to this project.

- 5. Adequate Lighting. In the absence of a street light within 150 feet of the property, adequate neighborhood-serving security lighting consistent with the Municipal Code is provided on-site; and**

Multiple street lights are located within 150 feet of the property.

- 6. The proposed use will comply with the relevant regulations in the San Diego Municipal Code (SDMC).**

The project complies with the regulations of the Wireless Communication Facility Regulations, Land Development Code Section 141.0420, and with the zone development requirements of the MCCPD-CN-1 zone, with the exception of the FAR requirements and the City-wide Landscape Regulations in regards to required street tree quantities. The allowable FAR for this zone is 1.0. The existing church facility has an FAR of 1.54. With the addition of the 3,130 square foot Verizon antenna and equipment areas, the FAR will be 1.67. The project proposes an 8.3% increase in Gross Floor Area (GFA). This triggers the Previously Conforming Properties Landscape Requirements [LDC Section 142.0410 (a)(2)(D)], which requires that the project comply with the landscape requirements for street trees. LDC Section 142.0409 requires 5 trees along Howard Avenue and 6 trees along 30<sup>th</sup> Street (11 trees total). Due to space limitations, largely caused by above-ground utilities, 3 trees are being provided along Howard Avenue and 3 trees are being provided along 30<sup>th</sup> Street (6 trees total). The proposed tree installation size is 36-inch box, larger than the 24-inch minimum size required, compensating for the reduced tree quantity provided. The deviation to the FAR and the Landscape Regulations is permitted through the processing of this Site Development Permit/Mid-City Communities Development Permit. The project, with the processing of this permit, complies with the relevant regulations of the SDMC.

BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the Hearing Officer Site Development Permit No. 1329266 is hereby GRANTED by the Hearing Officer to the referenced Owner/Permittee, in the form, exhibits, terms and conditions as set forth in Permit No. 1329266, a copy of which is attached hereto and made a part hereof.

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Alex Hempton, AICP  
Development Project Manager  
Development Services

Adopted on: August 20, 2014

Internal Order No. 24004094

**RECORDING REQUESTED BY**  
CITY OF SAN DIEGO  
DEVELOPMENT SERVICES  
PERMIT INTAKE, MAIL STATION 501

**WHEN RECORDED MAIL TO**  
CITY CLERK

**PROJECT MANAGEMENT**  
PERMIT CLERK  
MAIL STATION 501

SPACE ABOVE THIS LINE FOR RECORDER'S USE

INTERNAL ORDER NUMBER: 24004094

**SITE DEVELOPMENT PERMIT NO. 1329266**  
**VERIZON – COVENANT (DR. BROWN 2), PROJECT NO. 340954**  
**HEARING OFFICER**

This SITE DEVELOPMENT PERMIT NO. 1329266 is granted by the **HEARING OFFICER** of the City of San Diego to COVENANT PRESBYTERIAN CHURCH, A CALIFORNIA CORPORATION, Owner, and VERIZON WIRELESS, Permittee, pursuant to San Diego Municipal Code [SDMC] sections 141.0420, 126.0501, and 1512.0203. The site is located at 2930 Howard Avenue in the MCCPD-CN-1 zone of the Greater North Park Community Plan. The project site is legally described as: all that certain real property situated in the County of San Diego, State of California, described as: Parcel A: Lots 20 to 26 inclusive in Block 119 of University Heights, in the City of San Diego, County of San Diego, State of California, according to amended Map Thereof made by G.A. D'Hemecourt, filed in Book 8, Page 36, et. seq. of its pendens, in the Office of the County Recorder of San Diego County.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner/Permittee to construct, operate, and maintain a Wireless Communication Facility (WCF) described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated August 20, 2014, on file in the Development Services Department.

The project shall include:

- a. A total of seventeen (17) antennas, with the following dimensions, mounted behind a new radio-frequency (RF) transparent screen wall, located on the roof of an existing building:
  1. Eight (8) panel antennas: 75.5" by 11.8" by 6"
  2. Eight (8) panel antennas: 55.98" by 12.08" by 7.87"
  3. One (1) microwave antenna: 4' diameter

- b. Equipment associated with the antennas, and an emergency generator, is located on a new 286 square-foot equipment platform on the roof of an existing building, behind screening;
- c. Two deviations are being permitted with this Mid-City Communities Development Permit (processed as a Site Development Permit):
  1. Floor Area Ratio (FAR): The project deviates from the 1.0 FAR permitted by the MCCPD-CN-1 zone. The existing FAR is 1.54. With the addition of the new screened antenna and equipment areas, the new FAR will be 1.67.
  2. Landscape Requirements: The project proposes an 8.3% increase in Gross Floor Area (GFA). This triggers the Previously Conforming Properties Landscape Requirements [LDC Section 142.0410 (a)(2)(D)], which requires that the project comply with the landscape requirements for street trees. LDC Section 142.0409 requires 5 trees along Howard Avenue and 6 trees along 30<sup>th</sup> Street (11 trees total). Due to space limitations, largely caused by above-ground utilities, 3 trees are being provided along Howard Avenue and 3 trees are being provided along 30<sup>th</sup> Street (6 trees total). The proposed tree installation size is 36-inch box, larger than the 24-inch minimum size required, compensating for the reduced tree quantity provided.
- d. Landscaping (planting, irrigation and landscape related improvements);
- e. This structure is for the primary purpose of church uses, but may have the secondary purpose of accommodating Permittee's Operations on the Premises.
- f. Public and private accessory improvements determined by the Development Services Department to be consistent with the land use and development standards for this site in accordance with the adopted community plan, the California Environmental Quality Act [CEQA] and the CEQA Guidelines, the City Engineer's requirements, zoning regulations, conditions of this Permit, and any other applicable regulations of the SDMC.

**STANDARD REQUIREMENTS:**

1. This permit must be utilized within thirty-six (36) months after the date on which all rights of appeal have expired. If this permit is not utilized in accordance with Chapter 12, Article 6, Division 1 of the SDMC within the 36 month period, this permit shall be void unless an Extension of Time has been granted. Any such Extension of Time must meet all SDMC requirements and applicable guidelines in effect at the time the extension is considered by the appropriate decision maker. This permit must be utilized by September 4, 2017.
2. The project complies with the Telecommunication Facility Guidelines as a Complete Concealment Facility and as a result, the permit will not contain an expiration date. It is the responsibility of the wireless carrier and owner(s) to maintain the appearance of the approved facility to condition set forth in this permit unless the site is removed and restored to its original

condition. Code compliance shall be notified if the appearance or the scope of the project has changed without the approval of the City Manager.

3. No permit for the construction, occupancy, or operation of any facility or improvement described herein shall be granted, nor shall any activity authorized by this Permit be conducted on the premises until:

- a. The Owner/Permittee signs and returns the Permit to the Development Services Department; and
- b. The Permit is recorded in the Office of the San Diego County Recorder.

4. While this Permit is in effect, the subject property shall be used only for the purposes and under the terms and conditions set forth in this Permit unless otherwise authorized by the appropriate City decision maker.

5. This Permit is a covenant running with the subject property and all of the requirements and conditions of this Permit and related documents shall be binding upon the Owner/Permittee and any successor(s) in interest.

6. The continued use of this Permit shall be subject to the regulations of this and any other applicable governmental agency.

7. Issuance of this Permit by the City of San Diego does not authorize the Owner/Permittee for this Permit to violate any Federal, State or City laws, ordinances, regulations or policies including, but not limited to, the Endangered Species Act of 1973 [ESA] and any amendments thereto (16 U.S.C. § 1531 et seq.)

8. The Owner/Permittee shall secure all necessary building permits. The Owner/Permittee is informed that to secure these permits, substantial building modifications and site improvements may be required to comply with applicable building, fire, mechanical, and plumbing codes, and State and Federal disability access laws.

9. Construction plans shall be in substantial conformity to Exhibit "A." Changes, modifications, or alterations to the construction plans are prohibited unless appropriate application(s) or amendment(s) to this Permit have been granted.

10. All of the conditions contained in this Permit have been considered and were determined necessary to make the findings required for approval of this Permit. The Permit holder is required to comply with each and every condition in order to maintain the entitlements that are granted by this Permit.

If any condition of this Permit, on a legal challenge by the Owner/Permittee of this Permit, is found or held by a court of competent jurisdiction to be invalid, unenforceable, or unreasonable, this Permit shall be void. However, in such an event, the Owner/Permittee shall have the right, by paying applicable processing fees, to bring a request for a new permit without the "invalid"

conditions(s) back to the discretionary body which approved the Permit for a determination by that body as to whether all of the findings necessary for the issuance of the proposed permit can still be made in the absence of the "invalid" condition(s). Such hearing shall be a hearing de novo, and the discretionary body shall have the absolute right to approve, disapprove, or modify the proposed permit and the condition(s) contained therein.

11. The Owner/Permittee shall defend, indemnify, and hold harmless the City, its agents, officers, and employees from any and all claims, actions, proceedings, damages, judgments, or costs, including attorney's fees, against the City or its agents, officers, or employees, relating to the issuance of this permit including, but not limited to, any action to attack, set aside, void, challenge, or annul this development approval and any environmental document or decision. The City will promptly notify Owner/Permittee of any claim, action, or proceeding and, if the City should fail to cooperate fully in the defense, the Owner/Permittee shall not thereafter be responsible to defend, indemnify, and hold harmless the City or its agents, officers, and employees. The City may elect to conduct its own defense, participate in its own defense, or obtain independent legal counsel in defense of any claim related to this indemnification. In the event of such election, Owner/Permittee shall pay all of the costs related thereto, including without limitation reasonable attorney's fees and costs. In the event of a disagreement between the City and Owner/Permittee regarding litigation issues, the City shall have the authority to control the litigation and make litigation-related decisions, including, but not limited to, settlement or other disposition of the matter. However, the Owner/Permittee shall not be required to pay or perform any settlement unless such settlement is approved by Owner/Permittee.

**AIRPORT REQUIREMENTS:**

12. Prior to issuance of building permit, the Owner/Permittee shall provide a valid "Determination of No Hazard to Air Navigation" issued by the Federal Aviation Administration [FAA].

**LANDSCAPE REQUIREMENTS:**

13. Prior to issuance of any building permits, the Owner/Permittee shall submit complete landscape and irrigation construction documents consistent with the Land Development Manual: Landscape Standards to the Development Services Department for approval. The construction documents shall be in substantial conformance with Exhibit "A," Landscape Development Plan, on file in the Office of the Development Services Department.

14. The Permittee or Subsequent Owner shall maintain all landscape in a disease, weed and litter free condition at all times. Severe pruning or "topping" of trees is not permitted. The trees shall be maintained in a safe manner to allow each tree to grow to its mature height and spread.

15. The Permittee or Subsequent Owner shall be responsible for the maintenance of all landscape improvements in the right-of-way consistent with the Land Development Manual, Landscape Standards unless long-term maintenance of said landscaping will be the responsibility of a Landscape Maintenance District or other approved entity. In this case, a Landscape Maintenance Agreement shall be submitted for review by a Landscape Planner.

**PLANNING/DESIGN REQUIREMENTS:**

16. A topographical survey conforming to the provisions of the SDMC may be required if it is determined, during construction, that there may be a conflict between the building(s) under construction and a condition of this Permit or a regulation of the underlying zone. The cost of any such survey shall be borne by the Owner/Permittee.
17. All private outdoor lighting shall be shaded and adjusted to fall on the same premises where such lights are located and in accordance with the applicable regulations in the SDMC.
18. All facilities and related equipment shall be: maintained in good working order; free from trash, debris, graffiti; and designed to discourage vandalism. Any damaged equipment shall be repaired or replaced within thirty (30) calendar days of notification by the City of San Diego.
19. The Owner/Permittee shall notify the City within 30 days of the sale or transfer of this site to any other provider or if the site is no longer operational requiring the removal and the restoration of this site to its original condition.
20. The photosimulation(s) for the proposed project shall be printed (not stapled) on the building plans. This is to ensure the construction team building the project is in compliance with approved the Exhibit "A."
21. No overhead cabling is allowed for this project.
22. Replacement of antennas may occur in the future, subject to the Owner/Permittee notifying the Development Services Department prior to the replacement of the antennas and subject to the provision of providing an updated Radio Frequency (RF) report demonstrating compliance with the Federal Communication Commission's regulations in accordance with SDMC Section 141.0420(b)(1)(A) to the satisfaction of the Development Services Department. Antennas, mounting apparatus, and other components of the WCF shall remain behind RF-transparent screening and shall not extend above the screen walls.
23. The WCF shall conform to Exhibit "A" (consisting of the stamped approved plans and approved photosimulations) prior to receiving final inspection approval.
24. Prior to the issuance of a construction permit, the telecommunication provider shall provide a certified cumulative radio frequency model study demonstrating compliance with the Federal Communications Commission's Radio Frequency Guidelines. All significant contributors to the ambient RF environment should be considered in the radio frequency model study.
25. All equipment, including transformers, emergency generators and air conditioners belonging to the Permittee shall be designed and operated consistent with the City noise ordinance. Ventilation openings shall be baffled and directed away from residential areas. Vibration resonance of operating equipment in the equipment enclosures shall be eliminated.

26. The Permittee shall place appropriate signage on the WCF as required by CAL-OSHA/FCC to the satisfaction of the Development Services Department.

27. Use of or replacement of any building façade or mechanical screen with FRP material for purposes of concealing antennas shall not result in any noticeable lines or edges in the transition to the original building. All FRP shall be painted and textured to match the original building. Antennas, mounting apparatus, and other components of the WCF shall not extend above the screen wall.

**INFORMATION ONLY:**

- The issuance of this discretionary use permit alone does not allow the immediate commencement or continued operation of the proposed use on site. The operation allowed by this discretionary use permit may only begin or recommence after all conditions listed on this permit are fully completed and all required ministerial permits have been issued and received final inspection.
- A “Telecom Planning Inspection” will be required prior to Final Clearance from the City's Building Inspector to ensure compliance with the approved plans, exhibits, and associated conditions. Prior to calling for your Final Inspection from your building inspection official, please contact the Project Manager listed below at 619-446-5349 to schedule an inspection of the completed WCF. Please request the telecom inspection at least five working days ahead of the requested Final inspection.
- Any party on whom fees, dedications, reservations, or other exactions have been imposed as conditions of approval of this Permit, may protest the imposition within ninety days of the approval of this development permit by filing a written protest with the City Clerk pursuant to California Government Code-section 66020.
- This development may be subject to impact fees at the time of construction permit issuance.

APPROVED by the Hearing Officer of the City of San Diego on August 20, 2014 and  
[Approved Resolution Number]

Permit Type/PTS Approval No.: SDP No. 1329266  
Date of Approval: 8/20/2014

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES  
DEPARTMENT

\_\_\_\_\_  
Alex Hempton, AICP  
Development Project Manager

**NOTE: Notary acknowledgment  
must be attached per Civil Code  
section 1189 et seq.**

\_\_\_\_\_  
**The undersigned Owner/Permittee, by execution hereof, agrees to each and every condition of  
this Permit and promises to perform each and every obligation of Owner/Permittee hereunder.**

**COVENANT PRESBYTERIAN  
CHURCH**  
Owner

By \_\_\_\_\_  
NAME  
TITLE

**VERIZON WIRELESS**  
Permittee

By \_\_\_\_\_  
NAME  
TITLE

**NOTE: Notary acknowledgments  
must be attached per Civil Code  
section 1189 et seq.**



THE CITY OF SAN DIEGO

Date of Notice: July 18, 2014

# NOTICE OF RIGHT TO APPEAL ENVIRONMENTAL DETERMINATION

DEVELOPMENT SERVICES DEPARTMENT

SAP No. 24004094

**PROJECT NAME/NUMBER:** Verizon Covenant (Dr. Brown 2) / 340954

**COMMUNITY PLAN AREA:** Greater North Park

**COUNCIL DISTRICT:** 3

**LOCATION:** 2930 Howard Avenue, San Diego, California 92104

**PROJECT DESCRIPTION:** SITE DEVELOPMENT PERMIT to construct, operate, and maintain a wireless communication facility within two lease areas comprised of a 2,734-square-foot transparent radio frequency screen area that would include sixteen antennas, sixteen remote radio units, and microwave dish and a 286-square-foot corrugated metal screened equipment platform that would include three Global Position System antennas, six raycap surge protectors, equipment cabinets, and emergency generator. Both lease areas would be located on the roof of an existing building. The project would also include installation of electrical and telecom conduit, landscaping, and irrigation. A deviation to the street tree requirement is being requested; where the Landscape Regulations of the Land Development Code requires a minimum of five street trees on Howard Avenue and six street trees on 30<sup>th</sup> Street, the project is proposing three on both Howard Avenue and 30<sup>th</sup> Street. The project is located at 2930 Howard Avenue. The land use designation for the project site is Commercial per the community plan. Furthermore, the project is located within the Mid-City Communities Planned District CN-1 zone, the Federal Aviation Administration Part 77 (Lindbergh Field), the Transit Area Overlay Zone, and the Greater North Park Community Plan. (LEGAL DESCRIPTION: Parcel A: Lots 20 to 26 in Block 119 of University Heights, Parcel B: The East 45 Feet of the West 95 Feet of Lots 17 to 19 in Block 119 of University Heights Excepting therefrom the East 45 Feet of Lot 17, Parcel C: Lots 17 to 19 in Block 119 of University Heights Excepting therefrom the West 95 Feet, Parcel D: The West 50 Feet of Lots 17 to 20 in Block 119 University Heights).

**ENTITY CONSIDERING PROJECT APPROVAL:** City of San Diego Hearing Officer

**ENVIRONMENTAL DETERMINATION:** Categorically exempt from CEQA pursuant to CEQA State Guidelines, Sections 15303 (New Construction).

**ENTITY MAKING ENVIRONMENTAL DETERMINATION:** City of San Diego

**STATEMENT SUPPORTING REASON FOR ENVIRONMENTAL DETERMINATION:** The City of San Diego conducted an environmental review which determined the project would not have the potential for causing a significant effect on the environment in that the project is consistent with the community plan and the applicable zone. The project would not result in any significant environmental impacts. The project meets the criteria set forth in CEQA Section 15303 which allows for installation of small new equipment and facilities for structures not exceeding 2,500 square feet as well as accessory structures. Furthermore, the exceptions listed in 15300.2 would not apply.

**DEVELOPMENT PROJECT MANAGER:** Alexander Hempton  
**MAILING ADDRESS:** 1222 First Avenue, MS501, San Diego, CA 92101  
**PHONE NUMBER:** 619.446.5349

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On July 18, 2014 the City of San Diego made the above-referenced environmental determination pursuant to the California Environmental Quality Act (CEQA). This determination is appealable to the City Council. If you have any questions about this determination, contact the City Development Project Manager listed above.

Applications to appeal CEQA determination made by staff (including the City Manager) to the City Council must be filed in the office of the City Clerk within 10 business days from the date of the posting of this Notice (August 1, 2014). The appeal application can be obtained from the City Clerk, 202 'C' Street, Second Floor, San Diego, CA 92101.

This information will be made available in alternative formats upon request.

**Hempton, Alexander**

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**From:** Vicki Granowitz [vdgwrl@cox.net]  
**Sent:** Thursday, April 17, 2014 6:13 AM  
**To:** 'Kerrigan Diehl'; Hempton, Alexander  
**Cc:** 'Peter Hill'  
**Subject:** RE: 340954 - Doc Brown NPPC Motion

Alex, this is the Motion from the April 15, 2014 Minutes, feel free to contact me if you have any further question. Vicki Granowitz Chair NPPC

**Verizon -- Covenant SDP -- 2930 Howard Ave (Project # 340954):**

**Motion: To approve the design as presented. (Description: Hexagonal screening wall placement on top of existing hexagonal building to fully conceal equipment. Each screening wall segment to be framed in Brick texture and color to match the texture and color of the existing brick on the existing building). R Morrison/UDRP 14-0-0 On Consent (L Morrison arrives 7:21)**

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**From:** Kerrigan Diehl [mailto:kerrigan.diehl@plancominc.com]  
**Sent:** Wednesday, April 16, 2014 4:04 PM  
**To:** 'Hempton, Alexander'  
**Cc:** [vdgwrl@cox.net](mailto:vdgwrl@cox.net)  
**Subject:** 340954 - Doc Brown

Hi Alex,  
Please note the North Park Planning Committee approved VZ: Doc Brown last night on consent based. The design is inclusive of the aesthetic changes we worked on at the Urban Design Project Review and is reflected in our latest resubmittal on 4/1/14

Vicki,  
Thanks again to you and the UDPR for working with us. As always, we appreciate the opportunity to work together to develop thoughtful projects.

kd

**Kerrigan Diehl**

**PlanCom, Inc.**

Telecommunications Project Management  
302 State Place, Escondido CA 92029  
Direct: 760-587-3003  
Fax: 760-735-4913  
Email: [kerrigan.diehl@plancominc.com](mailto:kerrigan.diehl@plancominc.com)



# Ownership Disclosure Statement

**Approval Type:** Check appropriate box for type of approval (s) requested:  Neighborhood Use Permit  Coastal Development Permit  
 Neighborhood Development Permit  Site Development Permit  Planned Development Permit  Conditional Use Permit  
 Variance  Tentative Map  Vesting Tentative Map  Map Walver  Land Use Plan Amendment  Other \_\_\_\_\_

**Project Title** \_\_\_\_\_ **Project No. For City Use Only** \_\_\_\_\_  
 Doc Brown - Covenant Presbyterian Church

**Project Address:**  
 2930 Howard Avenue, San Diego, California 92104

**Part I - To be completed when property is held by individual(s)**

By signing the Ownership Disclosure Statement, the owner(s) acknowledge that an application for a permit, map or other matter, as identified above, will be filed with the City of San Diego on the subject property, with the intent to record an encumbrance against the property. Please list below the owner(s) and tenant(s) (if applicable) of the above referenced property. The list must include the names and addresses of all persons who have an interest in the property, recorded or otherwise, and state the type of property interest (e.g., tenants who will benefit from the permit, all individuals who own the property). A signature is required of at least one of the property owners. Attach additional pages if needed. A signature from the Assistant Executive Director of the San Diego Redevelopment Agency shall be required for all project parcels for which a Disposition and Development Agreement (DDA) has been approved / executed by the City Council. Note: The applicant is responsible for notifying the Project Manager of any changes in ownership during the time the application is being processed or considered. Changes in ownership are to be given to the Project Manager at least thirty days prior to any public hearing on the subject property. Failure to provide accurate and current ownership information could result in a delay in the hearing process.

Additional pages attached  Yes  No

Name of Individual (type or print): \_\_\_\_\_  
 Owner  Tenant/Lessee  Redevelopment Agency  
 Street Address: \_\_\_\_\_  
 City/State/Zip: \_\_\_\_\_  
 Phone No: \_\_\_\_\_ Fax No: \_\_\_\_\_  
 Signature : \_\_\_\_\_ Date: \_\_\_\_\_

Name of Individual (type or print): \_\_\_\_\_  
 Owner  Tenant/Lessee  Redevelopment Agency  
 Street Address: \_\_\_\_\_  
 City/State/Zip: \_\_\_\_\_  
 Phone No: \_\_\_\_\_ Fax No: \_\_\_\_\_  
 Signature : \_\_\_\_\_ Date: \_\_\_\_\_

Name of Individual (type or print): \_\_\_\_\_  
 Owner  Tenant/Lessee  Redevelopment Agency  
 Street Address: \_\_\_\_\_  
 City/State/Zip: \_\_\_\_\_  
 Phone No: \_\_\_\_\_ Fax No: \_\_\_\_\_  
 Signature : \_\_\_\_\_ Date: \_\_\_\_\_

Name of Individual (type or print): \_\_\_\_\_  
 Owner  Tenant/Lessee  Redevelopment Agency  
 Street Address: \_\_\_\_\_  
 City/State/Zip: \_\_\_\_\_  
 Phone No: \_\_\_\_\_ Fax No: \_\_\_\_\_  
 Signature : \_\_\_\_\_ Date: \_\_\_\_\_

Printed on recycled paper. Visit our web site at [www.sandiego.gov/development-services](http://www.sandiego.gov/development-services)  
 Upon request, this information is available in alternative formats for persons with disabilities.

DS-318 (5-05)

Project Title:

Project No. (For City Use Only)

Part II - To be completed when property is held by a corporation or partnership

Legal Status (please check):

Corporation [X] Limited Liability -or- [ ] General) What State? CA Corporate Identification No. [ ] Partnership

By signing the Ownership Disclosure Statement, the owner(s) acknowledge that an application for a permit, map or other matter, as identified above, will be filed with the City of San Diego on the subject property with the intent to record an encumbrance against the property. Please list below the names, titles and addresses of all persons who have an interest in the property, recorded or otherwise, and state the type of property interest (e.g., tenants who will benefit from the permit, all corporate officers, and all partners in a partnership who own the property). A signature is required of at least one of the corporate officers or partners who own the property. Attach additional pages if needed. Note: The applicant is responsible for notifying the Project Manager of any changes in ownership during the time the application is being processed or considered. Changes in ownership are to be given to the Project Manager at least thirty days prior to any public hearing on the subject property. Failure to provide accurate and current ownership information could result in a delay in the hearing process. Additional pages attached [ ] Yes [ ] No

Corporate/Partnership Name (type or print): Covenant Presbyterian Church, a California corporation
[X] Owner [ ] Tenant/Lessee
Street Address: 2930 Howard Avenue
City/State/Zip: San Diego, California 92104
Phone No: (619) 670-3265 Fax No:
Name of Corporate Officer/Partner (type or print): Phillip Mashall
Title (type or print): Trustee of Corporation
Signature: Phillip Mashall Date: 13 Sept. 2013

Corporate/Partnership Name (type or print):
[ ] Owner [ ] Tenant/Lessee
Street Address:
City/State/Zip:
Phone No: Fax No:
Name of Corporate Officer/Partner (type or print):
Title (type or print):
Signature: Date:

Corporate/Partnership Name (type or print):
[ ] Owner [ ] Tenant/Lessee
Street Address:
City/State/Zip:
Phone No: Fax No:
Name of Corporate Officer/Partner (type or print):
Title (type or print):
Signature: Date:

Corporate/Partnership Name (type or print):
[ ] Owner [ ] Tenant/Lessee
Street Address:
City/State/Zip:
Phone No: Fax No:
Name of Corporate Officer/Partner (type or print):
Title (type or print):
Signature: Date:

Corporate/Partnership Name (type or print):
[ ] Owner [ ] Tenant/Lessee
Street Address:
City/State/Zip:
Phone No: Fax No:
Name of Corporate Officer/Partner (type or print):
Title (type or print):
Signature: Date:

Corporate/Partnership Name (type or print):
[ ] Owner [ ] Tenant/Lessee
Street Address:
City/State/Zip:
Phone No: Fax No:
Name of Corporate Officer/Partner (type or print):
Title (type or print):
Signature: Date:

Verizon Corporate Executives

- » Lowell McAdam, CEO
- » Roy H. Chestnutt
- » Nancy B. Clark
- » James J. Gerace
- » Roger Gurnani
- » Daniel S. Mead
- » Anthony J. Melone
- » Randal S. Milch
- » Marc C. Reed
- » Francis J. Shammo
- » John G. Stratton
- » Manni M. Walden

**EXISTING**



**Doc Brown**  
2930 Howard Ave.  
San Diego, CA 92104



Proposed antennas mounted behind new rooftop screen finished to match existing building

Proposed live trees (shown at mature height)



Page 1 of 2

These simulations are intended for graphical purposes only and not intended to be part of or to replace the information provided on the construction drawings

**PROPOSED**

**Photosimulation of proposed telecommunications site**

7/1/2014

ATTACHMENT 10

**EXISTING**



**Doc Brown**  
2930 Howard Ave.  
San Diego, CA 92104



Page 2 of 2



These simulations are intended for graphical purposes only and not intended to be part of or to replace the information provided on the construction drawings

7/1/2014

**PROPOSED**  
Photosimulation of proposed telecommunications site

ATTACHMENT 10



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## PHOTO STUDY & KEY MAP

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PROPOSAL TO ESTABLISH AND OPERATE A  
NEW DIGITAL PCS  
COMMUNICATIONS FACILITY

**Verizon Wireless**  
**"Doc Brown"**  
2930 Howard Avenue  
San Diego, CA 92104

Prepared for:  
**City of San Diego**  
**Development Services Department**  
1222 First Avenue  
San Diego, CA 92101

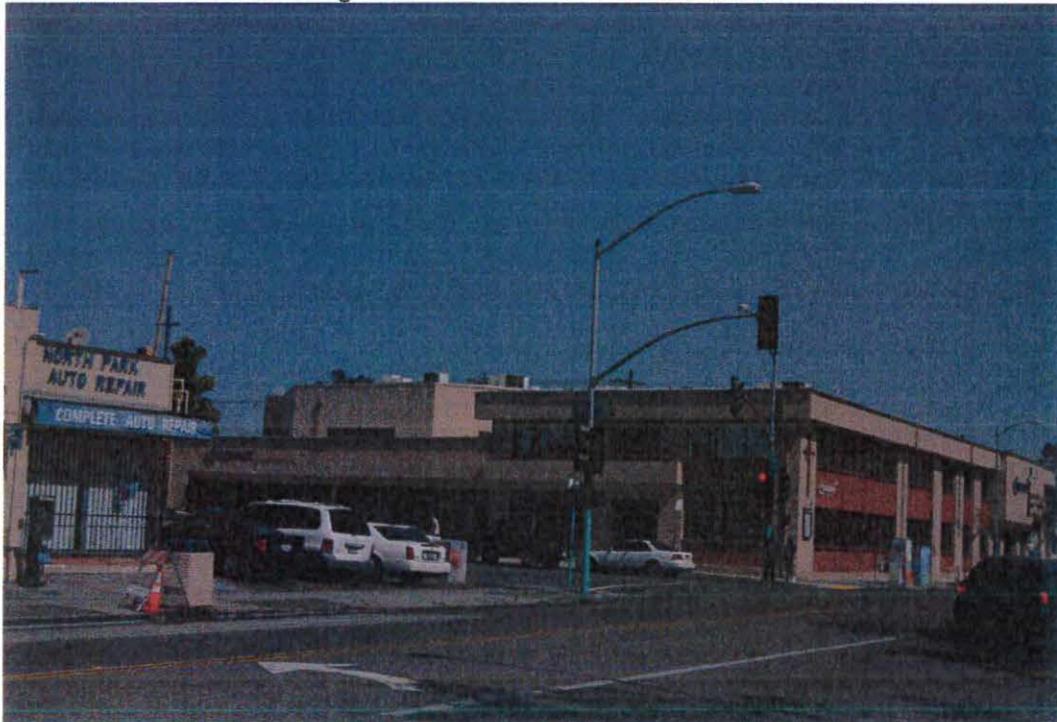
Prepared by:  
**PlanCom, Inc.**  
*Contractor Representatives for*  
**Verizon Wireless**

302 State Place  
Escondido, CA 92029  
Contact: Shelly Kilbourn, Planning Consultant  
(619) 223-1357

September 17, 2013



East Building Elevation from Howard Ave. & Ohio St.



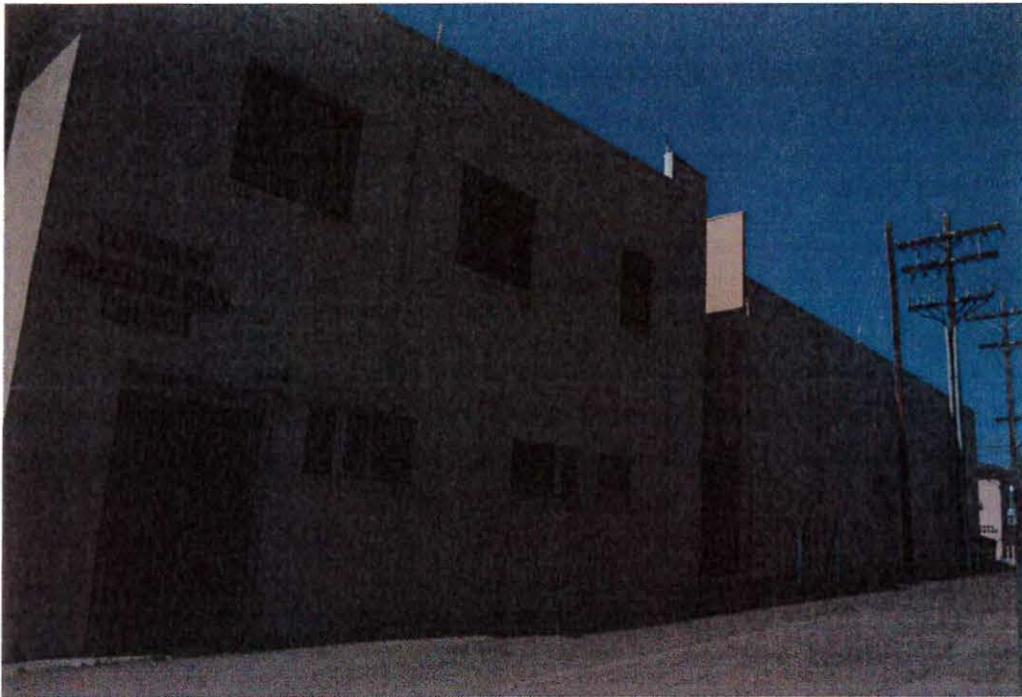
South Building Elevation from 30<sup>th</sup> Street.



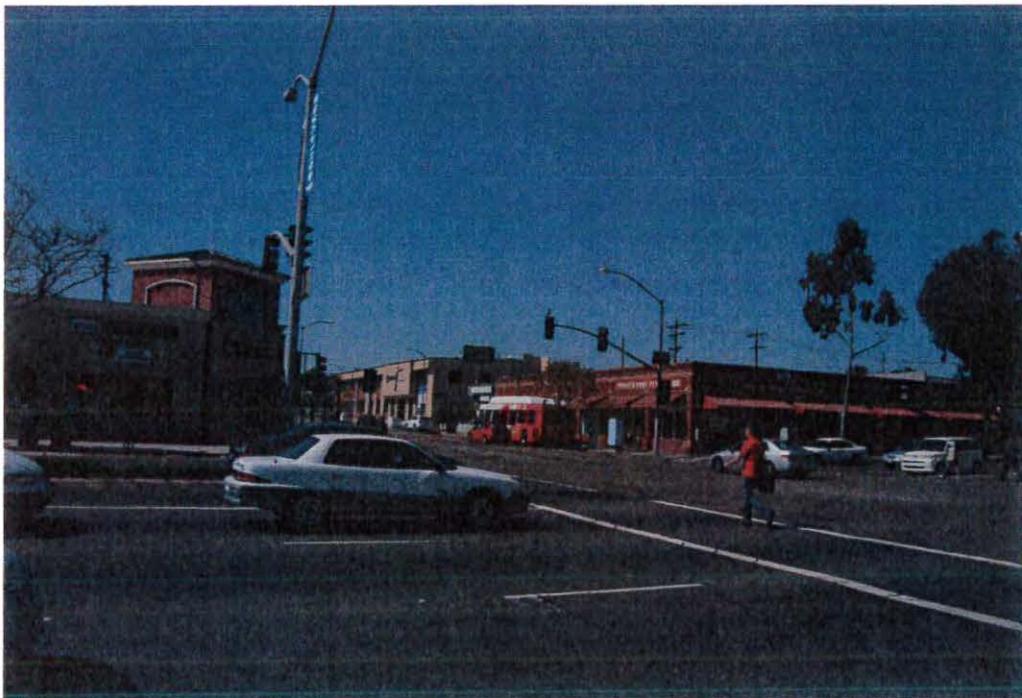
Southwest Building Elevation from Howard Ave. & Kansas St.



West Building Elevation from Kansas St.



North Building Elevation from Alley



View from El Cajon Blvd. & 30<sup>th</sup> Street



View of Proposed Equipment Location on lower roof deck



Alternate view of Equipment Location



Aerial View of Subject Site & Surroundings



Aerial View of Rooftop

**SITE JUSTIFICATION**  
**Verizon "Doc Brown"**  
**2930 Howard Avenue**  
**San Diego, CA 92104**

**PROJECT DESCRIPTION**

The project proposes to modify an existing Verizon telecom facility located at 2930 Howard Avenue in the Mid-City Community Planning area. The project will consist of (16) panel antennas and (16) RRUs mounted behind rooftop mechanical screening. Associated equipment is also proposed behind rooftop screening on a lower roof deck.

**SITE DESIGN**

Specifically the project calls for the installation of 4 sectors of 4 antennas with (1) Remote Radio Unit per antenna. Antennas and RRUs will be screened by rooftop screening designed to look like mechanical screening that would otherwise be part of the building itself. The associated equipment to operate the facility, including a back-up emergency generator necessary is also proposed behind screening on the lower roof deck. The enclosure is roughly 8'x36' to accommodate the necessary equipment as well as integrate and fit within the available space.

**PREFERENCE 1 LOCATION:**

The proposed facility is located on a CN-1 designated property within the Mid-City Planned District. The project is a Preference 1 location; however the design requires a Neighborhood Development Permit – Process 2 as the equipment exceeds the 250 sf footprint requirement.

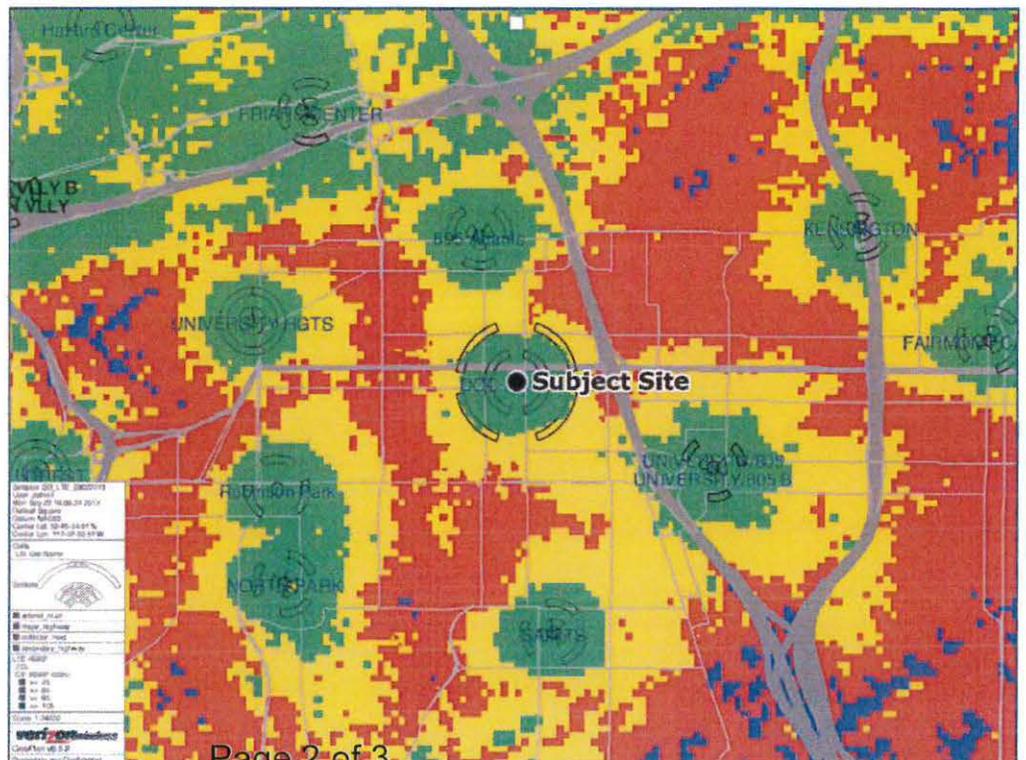
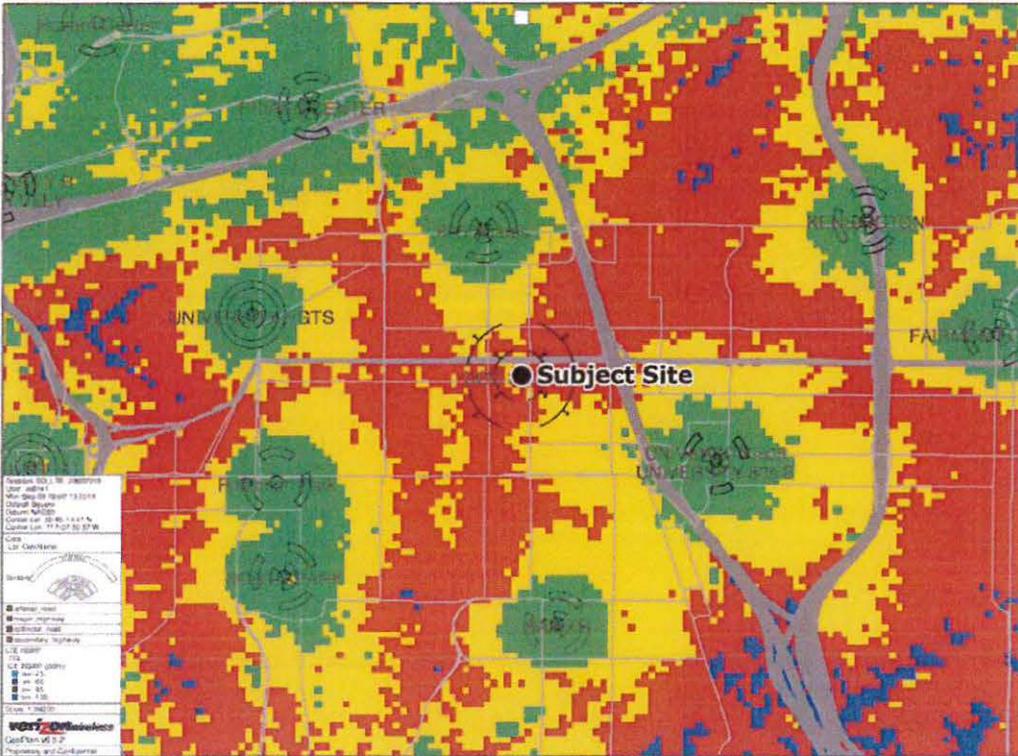
We believe that the facility as designed is consistent with all relevant regulations.

**CO-LOCATION OF WIRELESS FACILITIES**

There are no other WCFs on site.



**Existing coverage**



**Coverage Levels:**

- Excellent
- Good/Variable
- Poor

**Proposed coverage**

**Doc Brown**  
 2930 Howard Ave.  
 San Diego, CA 92104



**Legend**

-  Search Ring
-  Selected Site

 **Existing sites within 1 mile radius:**

No sites within one mile

Pages 3 of 3

**Alternative Sites:**

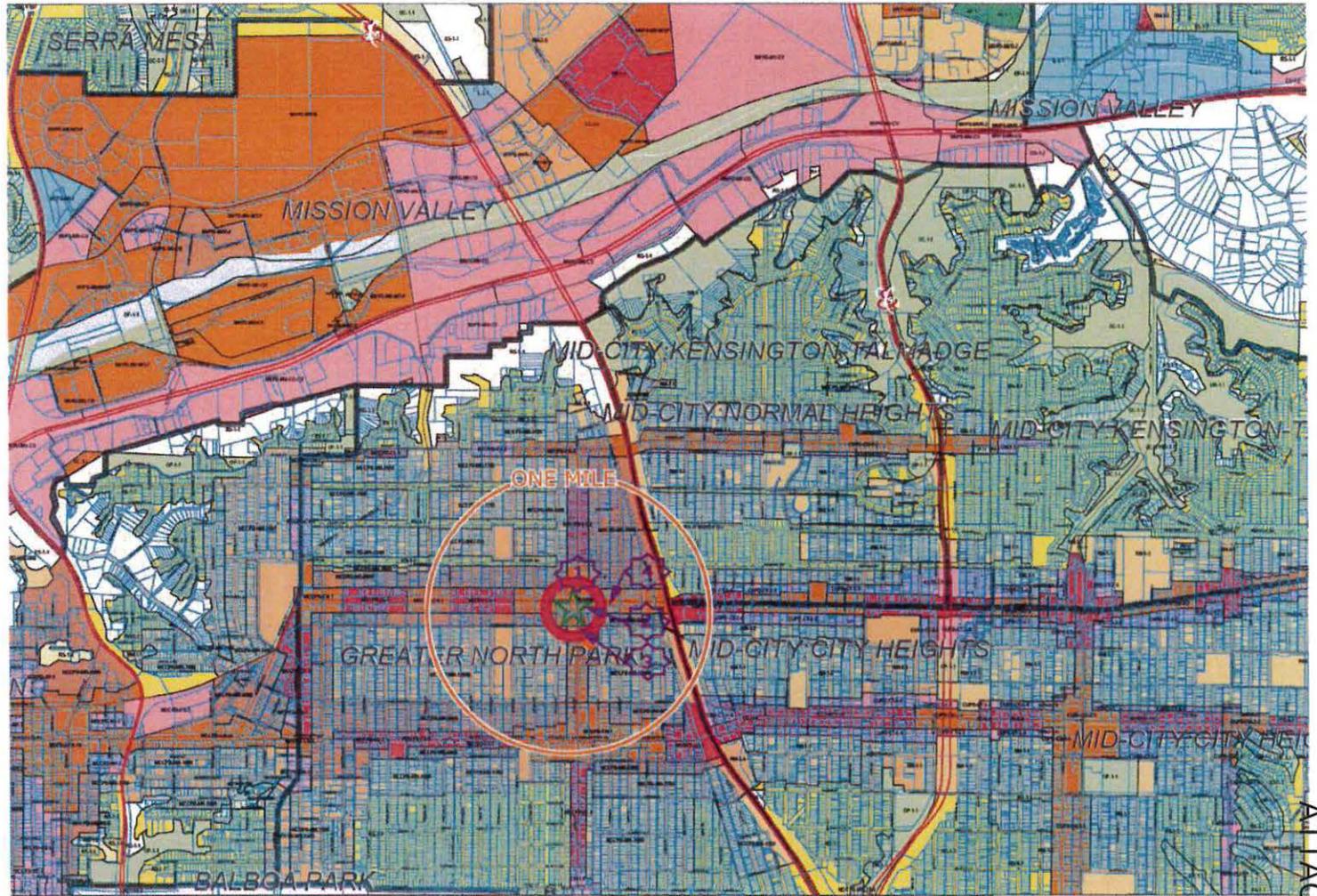
1. Original candidate:  
 3330 30th Street. LL backed-up.

2. Retail Center:  
 3001 El Cajon Blvd.

3. Parking Structure:  
 Corner of North Park Wy  
 & 30th Street.

4. Condos:  
 4205 Ohio Street

Legend	
CC	City of San Diego Constituents
CP	Community Plan Areas
EA	Elementary Area
EA-1	EA-1
EA-2	EA-2
EA-3	EA-3
EA-4	EA-4
EA-5	EA-5
EA-6	EA-6
EA-7	EA-7
EA-8	EA-8
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**City of San Diego**  
**Development Services Department**

**GRID TILE: 19 & 20**

GRID SCALE: 800

DATE: 3/25/2008 1:41:39 PM

Map Data: Planning, Accuracy  
 This plan was prepared for the City of San Diego (City) by the City of San Diego (City) and is the property of the City of San Diego. It is to be used only for the purposes for which it was prepared and is not to be used for any other purpose without the written consent of the City of San Diego. The City of San Diego is not responsible for any errors or omissions in this plan or for any consequences arising from the use of this plan.

Map Data: Planning, Accuracy  
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ATTACHMENT 12



THE CITY OF SAN DIEGO

DATE OF NOTICE: August 6, 2014

# NOTICE OF PUBLIC HEARING

## HEARING OFFICER

DEVELOPMENT SERVICES DEPARTMENT

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<b>DATE OF HEARING:</b>	August 20, 2014
<b>TIME OF HEARING:</b>	8:30 A.M.
<b>LOCATION OF HEARING:</b>	Council Chambers, 12th Floor, City Administration Building, 202 C Street, San Diego, California 92101
<b>PROJECT TYPE:</b>	SITE DEVELOPMENT PERMIT, PROCESS 3
<b>PROJECT NO:</b>	<u>340954</u>
<b>PROJECT NAME:</b>	<u>VERIZON – COVENANT (DOC BROWN 2)</u>
<b>APPLICANT:</b>	KERRIGAN DIEHL, PLANCOM, INC., AGENTS REPRESENTING VERIZON WIRELESS
<b>COMMUNITY PLAN AREA:</b>	GREATER NORTH PARK
<b>COUNCIL DISTRICT:</b>	District 3
<b>CITY PROJECT MANAGER:</b>	Alex Hempton, Development Project Manager
<b>PHONE NUMBER/E-MAIL:</b>	(619) 446-5349/ahempton@sandiego.gov

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As a property owner, tenant, or person who has requested notice, please be advised that the Hearing Officer will hold a public hearing to approve, conditionally approve, or deny an application for a Wireless Communication Facility (WCF) consisting of antennas mounted on the roof of an existing building behind radio-frequency transparent screening. Equipment associated with the antennas would also be located on the roof behind screening. The project is located at 2930 Howard Avenue, west of 30<sup>th</sup> Street, on the Covenant Presbyterian Church.

The decision of the Hearing Officer is final unless appealed to the Planning Commission. In order to appeal the decision you must be present at the public hearing and file a speaker slip concerning the application or have expressed interest by writing to the Hearing Officer before the close of the public hearing. The appeal must be made within 10 working days of the Hearing Officer's decision. Please do not e-mail appeals as they will not be accepted. See Information Bulletin 505 "Appeal Procedure", available at [www.sandiego.gov/development-services](http://www.sandiego.gov/development-services) or in person at the Development Services Department, located at 1222 First Avenue, 3rd Floor, San Diego, CA 92101

The decision made by the Planning Commission is the final decision by the City.

This project was determined to be categorically exempt from the California Environmental Quality Act on July 18, 2014 and the opportunity to appeal that determination ended August 1, 2014.

If you wish to challenge the City's action on the above proceedings in court, you may be limited to addressing only those issues you or someone else have raised at the public hearing described in this notice, or written in correspondence to the City at or before the public hearing. If you have any questions after reviewing this notice, you can call the City Project Manager listed above.

This information will be made available in alternative formats upon request. To request an agenda in alternative format or to request a sign language or oral interpreter for the meeting, call Support Services at (619) 321-3208 at least five working days prior to the meeting to insure availability. Assistive Listening Devices (ALD's) are also available for the meeting upon request.

Internal Order Number: 24004094

Revised 04/08/10 HRD

**Booth & Suarez**  
 ARCHITECTURE INCORPORATED  
 325 CARLSBAD VILLAGE DRIVE, SUITE 09  
 CARLSBAD, CA 92008 (760) 434-8474



PREPARED FOR



P.O. BOX 19707  
 IRVINE, CA 92623-9707  
 (949) 286-7000

APPROVALS

A&C	DATE
RE	DATE
RF	DATE
INT	DATE
EE/IN	DATE
OPS	DATE
EE/OUT	DATE

PROJECT NAME

**DOC BROWN**

2930 HOWARD AVENUE  
 SAN DIEGO, CA 92104  
 SAN DIEGO COUNTY

DRAWING DATES

09/09/13	90% 2D (rd)
09/12/13	100% 2D (ed)
11/14/13	100% 2D Revision 1 (lo)
01/20/14	100% 2D Revision 2 (rd)
04/07/14	100% 2D Revision 3 (es)
05/15/14	100% 2D Revision 4 (lo)
06/27/14	100% 2D Revision 5 (lo)
07/03/14	100% 2D Revision 6 (nt)

SHEET TITLE

**TITLE SHEET  
 &  
 PROJECT DATA**

PROJECTS\VERIZON\13234

**T-1**



**DOC BROWN**  
 2930 HOWARD AVENUE  
 SAN DIEGO, CA 92104

**VICINITY MAP**

THOMAS GUIDE PAGE: 1269 - E4

**ADDRESS**  
 2930 HOWARD AVENUE  
 SAN DIEGO, CA 92104

**DIRECTIONS:**  
 (FROM VZV'S OFFICES IN IRVINE)  
 FROM 15505 SAND CANYON AVENUE, IRVINE, CA 92618 HEAD SOUTH ON I-5 TO I-805; CONTINUE SOUTH ON I-805 TO THE EL CAJON BOULEVARD EXIT; EXIT EL CAJON BOULEVARD AND HEAD WEST TO 30TH STREET; TURN LEFT ON 30TH STREET AND HEAD SOUTH TO HOWARD AVENUE. THE SITE IS ON THE NORTHWEST CORNER OF 30TH STREET AND HOWARD AVENUE.

**SCALE**

THE DRAWING SCALES SHOWN IN THIS SET REPRESENT THE CORRECT SCALE ONLY WHEN THESE DRAWINGS ARE PRINTED IN A 24" x 36" FORMAT. IF THIS DRAWING SET IS NOT 24" x 36", THIS SET IS NOT TO SCALE. ALL DRAWINGS ARE SCHEMATIC. DO NOT SCALE DRAWINGS TO DETERMINE OR VERIFY ANY DIMENSIONS. DRAWINGS OF ANY SIZE SHALL NEVER BE SCALED FOR ANYTHING OTHER THAN GENERAL REFERENCE.

**CONSULTANT TEAM**

**ARCHITECT:**  
 BOOTH & SUAREZ ARCHITECTURE INC.  
 325 CARLSBAD VILLAGE DRIVE, SUITE 02  
 CARLSBAD, CA 92008  
 (760) 434-8474  
 (760) 434-8596 (FAX)

**SURVEYOR:**  
 JRN CIVIL ENGINEERS  
 232 AVENIDA FABRICANTE, SUITE 107  
 SAN GLENN, CA 92672  
 (949) 248-4685

**LEASING/PLANNING:**  
 PLANCOW, INC.  
 RODNEY PHILHOWER  
 302 STATE PLACE  
 ESCONIDO, CA 92029  
 (619) 200-2260

**FAR CALCS**

TOTAL LOT AREA:	24,423 SQ. FT.
EXISTING BUILDING GROSS FLOOR AREA:	37,575 SQ. FT.
EXISTING FLOOR AREA RATIO (FAR):	1.54
PROPOSED GROSS FLOOR AREA:	398 SQ. FT.
PROPOSED SCREENED EQUIPMENT AREA:	2,734 SQ. FT.
PROPOSED SCREENED ANTENNA AREA:	3,130 SQ. FT.
TOTAL:	8.3%
PERCENT INCREASE:	
PROPOSED FLOOR AREA RATIO (FAR):	1.67 > 1.00
ALLOWABLE FAR FOR MOCFD CN-1 ZONE:	1.00
PROJECT EXCEEDS FAR BY:	67%

**PROJECT DATA**

EXISTING OCCUPANCY:	B
PROPOSED OCCUPANCY:	B
EXISTING TYPE OF CONSTRUCTION:	III-A
PROPOSED TYPE OF CONSTRUCTION:	III-A

**PERMITS REQUIRED**

- CUP
- SDP - PROCESS 3

**PROJECT SUMMARY**

**APPLICANT:** VERIZON WIRELESS  
 15505 SAND CANYON AVENUE  
 IRVINE, CA 92618  
**CONTACT:** RODNEY PHILHOWER  
 PHONE: (619) 200-2280

**OWNER:** COVENANT PRESBYTERIAN CHURCH  
 2930 HOWARD AVENUE  
 SAN DIEGO, CA 92104  
**SITE CONTACT:** BRENT HYDEN  
 PHONE: (619) 563-0560

**PROJECT DESCRIPTION:**

- INSTALLATION OF VERIZON WIRELESS TELECOMMUNICATIONS EQUIPMENT CABINETS ON A NEW EQUIPMENT PLATFORM ON ROOF OF EXISTING BUILDING.
- INSTALLATION OF FOUR (4) VERIZON WIRELESS ANTENNA SECTORS, OF FOUR (4) ANTENNA EACH (TOTAL OF SIXTEEN (16) ANTENNAS) MOUNTED BEHIND NEW RF TRANSPARENT SCREENS ON ROOF OF EXISTING BUILDING
- INSTALLATION OF FOUR (4) VERIZON WIRELESS RRU UNITS PER SECTOR (TOTAL OF SIXTEEN (16) RRUs) MOUNTED BEHIND PROPOSED ANTENNAS
- INSTALLATION OF ONE (1) VERIZON WIRELESS RAYCAP SURGE PROTECTOR PER SECTOR AND TWO (2) AT PROPOSED EQUIPMENT PLATFORM (TOTAL OF SIX (6) RAYCAP SURGE PROTECTORS)
- INSTALLATION OF THREE (3) VERIZON WIRELESS E/911 GPS ANTENNAS AT PROPOSED EQUIPMENT PLATFORM
- INSTALLATION OF A TORX NATURAL GAS ENCLOSED STANDBY GENERATOR ON PROPOSED EQUIPMENT PLATFORM ON ROOF OF EXISTING BUILDING
- INSTALLATION OF A NEW ELECTRICAL SERVICE
- INSTALLATION OF A NEW TELCO SERVICE CONNECTION
- MINOR LANDSCAPE & IRRIGATION IS PLANNED FOR THIS PROJECT
- INSTALLATION OF 6 TREES IN THE PUBLIC RIGHT OF WAY. THE IRRIGATION CONNECTION WILL BE ESTABLISHED DURING THE CONSTRUCTION DRAWING PROCESS. THE POO WILL BE IDENTIFIED AT THAT TIME

**PROJECT ADDRESS:** 2930 HOWARD AVENUE  
 SAN DIEGO, CA 92104

**ASSESSORS PARCEL NUMBER:** 446-232-14

**EXISTING ZONING:** MOCFD CN-1

**TOTAL SITE AREA:** 24,423 S.F.  
 = 0.56 ACRES

**PROPOSED EQUIPMENT PLATFORM AREA:** 288 S.F.

**PROPOSED SCREENED ANTENNA AREA:** 2,734 S.F.

**TYPE OF CONSTRUCTION:** TYPE VB

**PROPOSED OCCUPANCY:** B

**NOTE:** THERE ARE NO EXISTING TELECOMMUNICATION FACILITIES ON THIS PROPERTY

**SHEET SCHEDULE**

T-1	TITLE SHEET AND PROJECT DATA
A-0	SITE PLAN
A-1	ROOF PLAN
A-2	EQUIPMENT PLATFORM PLAN
A-3	ANTENNA PLAN
A-4	EXTERIOR ELEVATIONS
A-5	EXTERIOR ELEVATIONS
L-1	LANDSCAPE DEVELOPMENT PLAN
C-1	TOPOGRAPHIC SURVEY

**LEGAL DESCRIPTION**

ALL THAT CERTAIN REAL PROPERTY SITUATED IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

**PARCEL A:**  
 LOTS 20 TO 25 INCLUSIVE IN BLOCK 119 OF UNIVERSITY HEIGHTS, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO AMENDED MAP THEREOF MADE BY O. A. D'HEMECOURT, FILED IN BOOK A, PAGE 36 ET SEQ. OF US PERIODS, IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY.

FOR ADDITIONAL LEGAL DESCRIPTION INFORMATION SEE SHEET C-1

**ACCESSIBILITY DISCLAIMER**

THIS PROJECT IS AN UNOCCUPIED WIRELESS FCC TELECOMMUNICATIONS FACILITY AND, ACCORDING TO WRITTEN INTERPRETATION FROM THE CALIFORNIA DEPARTMENT OF THE STATE ARCHITECT, IS EXEMPT FROM DISABLED ACCESS REQUIREMENTS.

**APPLICABLE CODES**

ALL WORK SHALL COMPLY WITH THE FOLLOWING APPLICABLE CODES:  
 CALIFORNIA STATE BUILDING CODE, TITLE 24, 2010 EDITION  
 CALIFORNIA PLUMBING CODE, 2010 EDITION  
 CALIFORNIA MECHANICAL CODE, 2010 EDITION  
 CALIFORNIA ELECTRICAL CODE, 2010 EDITION  
 CALIFORNIA FIRE CODE, 2010 EDITION  
 CALIFORNIA ENERGY CODE, 2010 EDITION

IN THE EVENT OF CONFLICT, THE MOST RESTRICTIVE CODE SHALL PREVAIL



**BOOTH & SUAREZ**

ARCHITECTURE INCORPORATED  
308 CARLSBAD VILLAGE DRIVE SUITE 201  
CARLSBAD, CA 92008 (760) 434-8474



PREPARED FOR



P.O. BOX 19707  
IRVINE, CA 92623-9707  
(949) 286-7000

APPROVALS

A&C	DATE
RE	DATE
RF	DATE
BIT	DATE
EE/IN	DATE
OPS	DATE
EE/OUT	DATE

PROJECT NAME

**DOC BROWN**

2930 HOWARD AVENUE  
SAN DIEGO, CA 92104  
SAN DIEGO COUNTY

DRAWING DATES

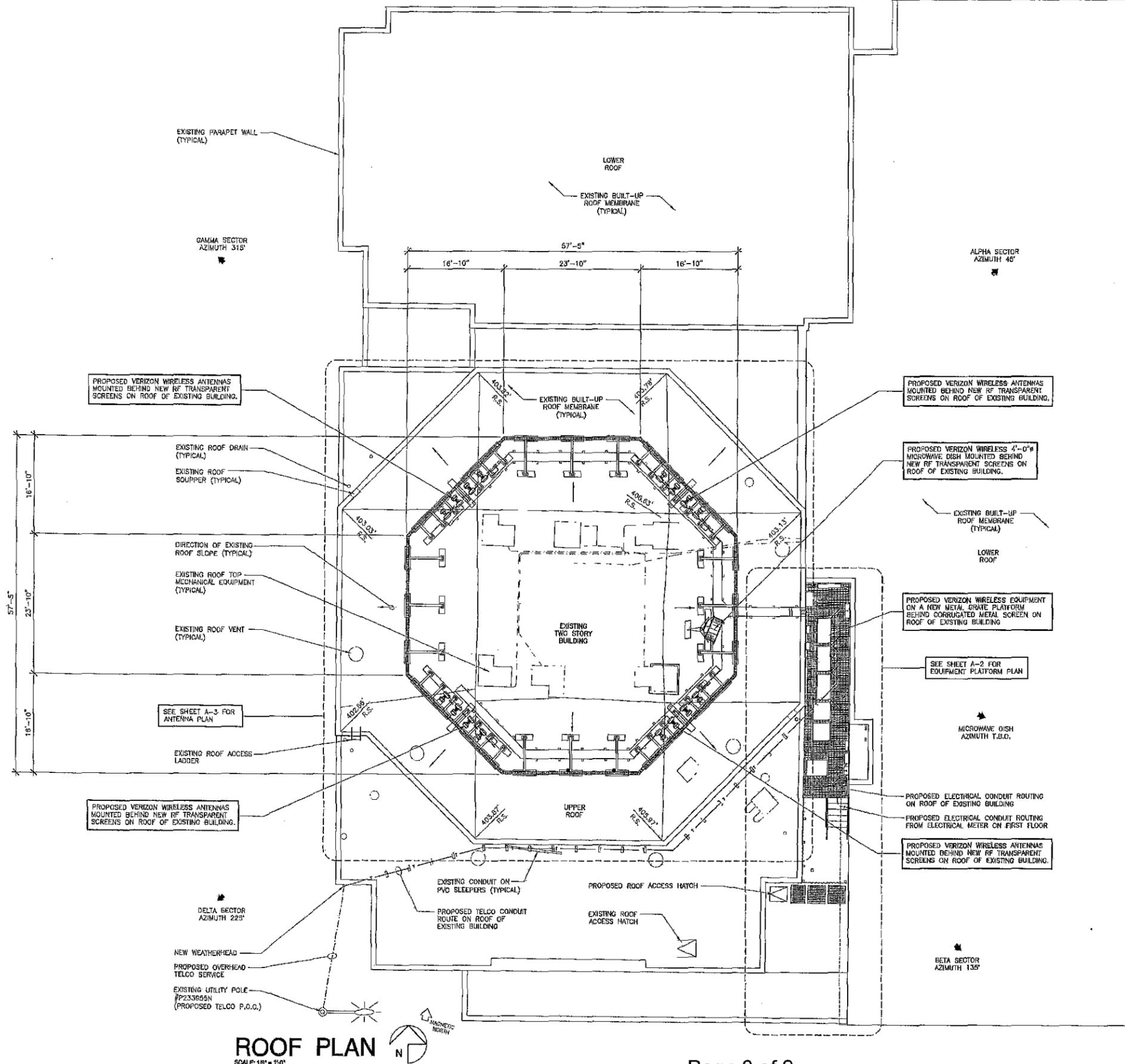
08/09/13	90% ZD (rd)
09/12/13	100% ZD (se)
11/14/13	100% ZD Revision 1 (lo)
01/20/14	100% ZD Revision 2 (rd)
04/07/14	100% ZD Revision 3 (se)
05/15/14	100% ZD Revision 4 (lo)
06/27/14	100% ZD Revision 5 (lo)
07/03/14	100% ZD Revision 8 (nt)

SHEET TITLE

**ROOF PLAN**

PROJECTS\VERIZON\13234

**A-1**



**ROOF PLAN**  
SCALE: 1/8" = 1'-0"

**BOOTH & SUAREZ**  
 ARCHITECTURE INCORPORATED  
 385 CALLESDO VILLAGE DRIVE SUITE 80  
 CARLSBAD, CA 92008 (760) 432-8274



PREPARED FOR



P.O. BOX 19707  
 IRVINE, CA 92623-9707  
 (949) 286-7000

APPROVALS

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EE/OUT	DATE

PROJECT NAME

**DOC BROWN**  
 2930 HOWARD AVENUE  
 SAN DIEGO, CA 92104  
 SAN DIEGO COUNTY

DRAWING DATES

09/09/13	90% ZD (rd)
09/12/13	100% ZD (se)
11/14/13	100% ZD Revision 1 (lc)
01/20/14	100% ZD Revision 2 (rd)
04/07/14	100% ZD Revision 3 (se)
05/15/14	100% ZD Revision 4 (lc)
05/27/14	100% ZD Revision 5 (lc)
07/03/14	100% ZD Revision 6 (nt)

SHEET TITLE

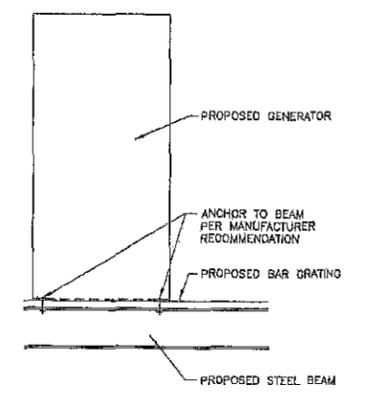
**EQUIPMENT PLATFORM PLAN**

PROJECTS\VERIZON\13234

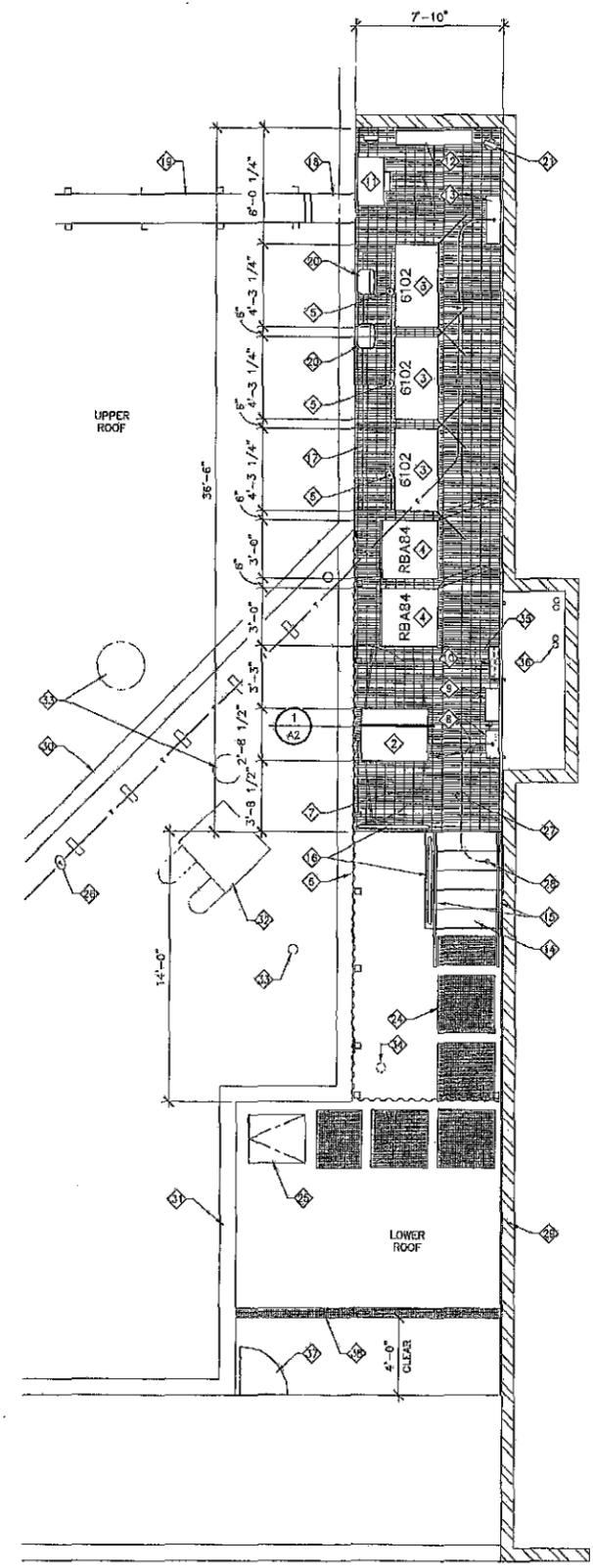
**A-2**

**EQUIPMENT PLATFORM PLAN NOTES:**

- 1 PROPOSED VERIZON WIRELESS EQUIPMENT ON A NEW METAL GRATE PLATFORM BEHIND CORRUGATED METAL SCREEN
- 2 PROPOSED VERIZON WIRELESS 10KW NATURAL GAS ENCLOSED STANDBY GENERATOR, "POLAR" DC GENERATOR UNIT OR EQUIVALENT SIZED UNIT WITH A SINGLE UNIT SOUND PRESSURE LEVEL OF 90 DBA AT A REFERENCE DISTANCE OF 23 FEET, 42.0" WIDE X 67.0" HIGH X 32.0" DEEP, WEIGHT: 1020 LBS.
- 3 PROPOSED VERIZON WIRELESS "RBS-6102 ENB" OUTDOOR EQUIPMENT ENCLOSURE (TYPICAL OF 2) 51" WIDE X 77" HIGH X 30" DEEP, WEIGHT: 1984 LBS.
- 4 PROPOSED VERIZON WIRELESS BATTERY CABINET, "COMUSCOPE" (BAY-RB4) (TYPICAL OF 2), 36.1" WIDE X 84" HIGH X 39.4" DEEP, WEIGHT: 4750 LBS.
- 5 PROPOSED GPS ANTENNA MOUNTED TO EACH "6102 ENB" EQUIPMENT CABINET (TYPICAL OF 3).
- 6 PROPOSED CORRUGATED METAL SCREEN
- 7 PROPOSED "BAR GRATE" DECK
- 8 PROPOSED FUSED DISCONNECT SWITCH UNISTRUT MOUNTED TO WALL
- 9 PROPOSED MANUAL TRANSFER SWITCH UNISTRUT MOUNTED TO WALL
- 10 PROPOSED 200 AMP ELECTRICAL PANEL UNISTRUT MOUNTED TO WALL
- 11 PROPOSED TELCO CABINET "NORTHSTAR" NSC-3630-HX23 UNISTRUT MOUNTED TO WALL
- 12 PROPOSED SPACE FOR "UAM" & "CIENA" TELCO EQUIPMENT UNISTRUT MOUNTED TO WALL
- 13 PROPOSED "SUN WEST" TELCO CABINET UNISTRUT MOUNTED TO WALL
- 14 PROPOSED GALVANIZED STEEL STAIRS WITH GRATING TREADS
- 15 PROPOSED GALVANIZED STEEL HANDRAIL
- 16 PROPOSED GALVANIZED STEEL GUARDRAIL
- 17 PROPOSED COAX CABLE TRAY, MAXIMUM HEIGHT 8" ABOVE STEEL "BAR GRATE" PLATFORM AND ROUTED ON BACK WALL OF ENCLOSURE
- 18 PROPOSED COAX CABLE SHROUD
- 19 PROPOSED COAXIAL CABLE TRAY ON PVC SLEEPERS @ 4'-0" O.C.
- 20 PROPOSED RAYCAP DC SURGE PROTECTION UNITS MOUNTED TO WALL (TYPICAL OF 2)
- 21 PROPOSED WALL MOUNTED LIGHT FIXTURE ON A MANUAL TIMER SWITCH (TYPICAL OF 2)
- 22 PROPOSED CLASS ABC FIRE EXTINGUISHER IN A WEATHERPROOF CABINET MOUNTED TO WALL
- 23 PROPOSED SPILL KIT MOUNTED TO WALL
- 24 PROPOSED WALKING PADS (SHOWN SHADED)
- 25 PROPOSED ROOF ACCESS HATCH
- 26 PROPOSED TELCO CONDUIT ROUTE ON ROOF OF EXISTING BUILDING
- 27 PROPOSED ELECTRICAL CONDUIT ROUTING ON ROOF OF EXISTING BUILDING
- 28 PROPOSED ELECTRICAL CONDUIT ROUTING FROM ELECTRICAL METER ON FIRST FLOOR
- 29 EXISTING BUILDING WALL
- 30 EXISTING UPPER PARAPET WALL
- 31 EXISTING LOWER PARAPET WALL
- 32 EXISTING MECHANICAL EQUIPMENT ON ROOF (TYPICAL)
- 33 EXISTING ROOF VENT
- 34 EXISTING ROOF DRAIN
- 35 EXISTING ELECTRIC BOX (SHOWN DASHED)
- 36 EXISTING CONDUIT
- 37 ROOF ACCESS PANEL
- 38 PROPOSED WALL (SHOWN SHADED)



**"POLAR" GENERATOR SUPPORT DETAIL**  
 SCALE: 1/2" = 1'-0" 1



**EQUIPMENT PLATFORM PLAN**  
 SCALE: 1/4" = 1'-0"



**Booth & Suarez**  
 ARCHITECTURE INCORPORATED  
 305 CARLSBAD VILLAGE DRIVE SUITE 09  
 CARLSBAD, CA 92008 (760) 434-8474

PREPARED FOR  
**verizon wireless**  
 P.O. BOX 19707  
 IRVINE, CA 92623-9707  
 (949) 286-7000

APPROVALS

A&O	DATE
RE	DATE
RF	DATE
INT	DATE
EE/IN	DATE
OPS	DATE
EE/OUT	DATE

PROJECT NAME  
**DOC BROWN**  
 2830 HOWARD AVENUE  
 SAN DIEGO, CA 92104  
 SAN DIEGO COUNTY

DRAWING DATES

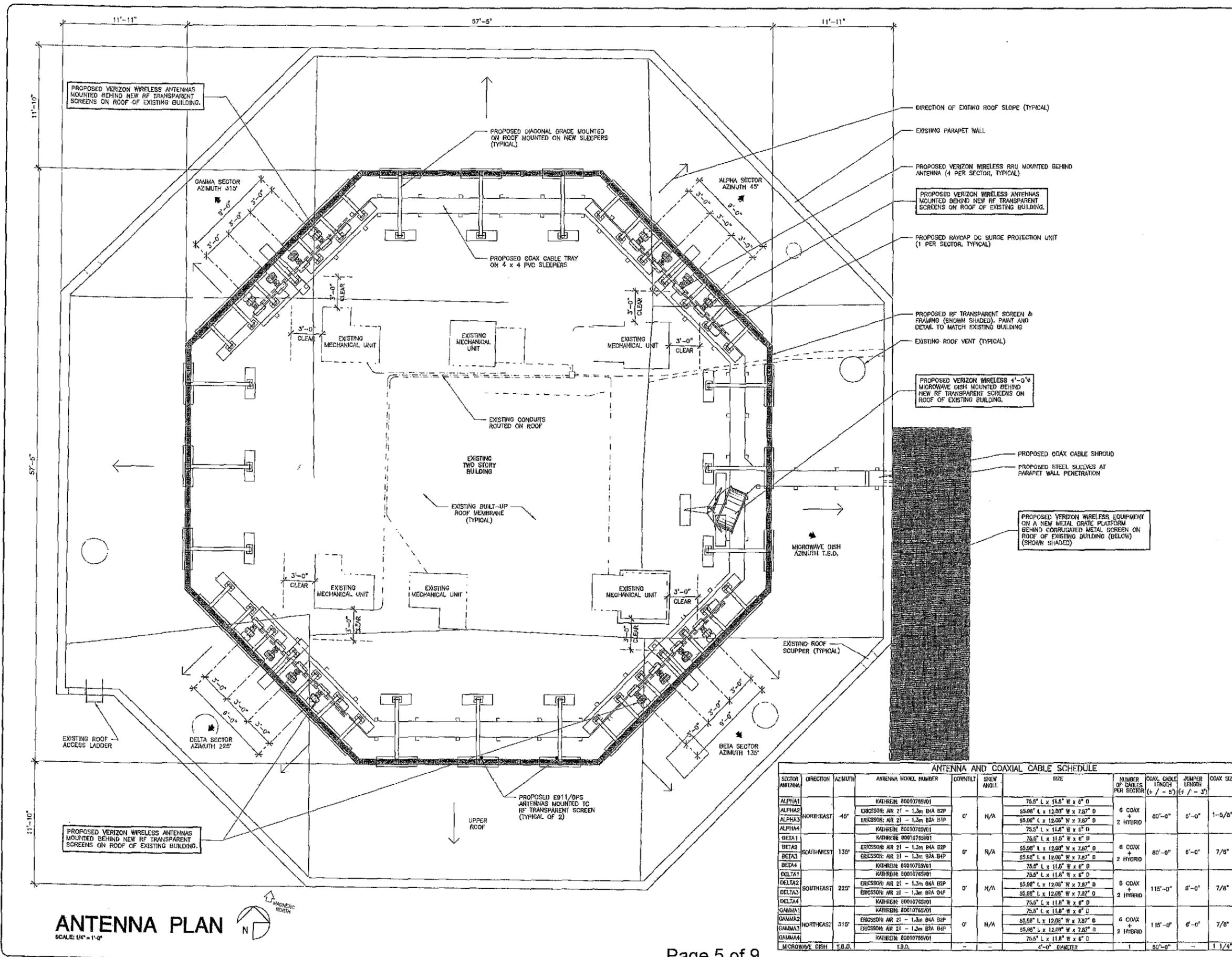
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09/12/13	100% ZD (rd)
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01/20/14	100% ZD Revision 2 (rd)
04/07/14	100% ZD Revision 3 (se)
05/15/14	100% ZD Revision 4 (to)
06/27/14	100% ZD Revision 5 (tc)
07/03/14	100% ZD Revision 6 (nt)

SHEET TITLE

ANTENNA PLAN

PROJECTS\VERIZON\13234

**A-3**



**ANTENNA PLAN**  
 SCALE: 1/8" = 1'-0"

**Booth & Suarez**  
 ARCHITECTURE INCORPORATED  
 328 CARLEGG VILLAGE DRIVE SUITE 09  
 CARLSBAD, CA 92008 (760) 434-8474



PREPARED FOR



P.O. BOX 19707  
 IRVINE, CA 92623-9707  
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EE/OUT	DATE

PROJECT NAME

**DOC BROWN**

2930 HOWARD AVENUE  
 SAN DIEGO, CA 92104  
 SAN DIEGO COUNTY

DRAWING DATES

09/09/13	90% 2D (rd)
09/12/13	100% 2D (sm)
11/14/13	100% 2D Revision 1 (ic)
01/20/14	100% 2D Revision 2 (rd)
04/07/14	100% 2D Revision 3 (sm)
05/15/14	100% 2D Revision 4 (ic)
06/27/14	100% 2D Revision 5 (ic)
07/03/14	100% 2D Revision 6 (nt)

SHEET TITLE

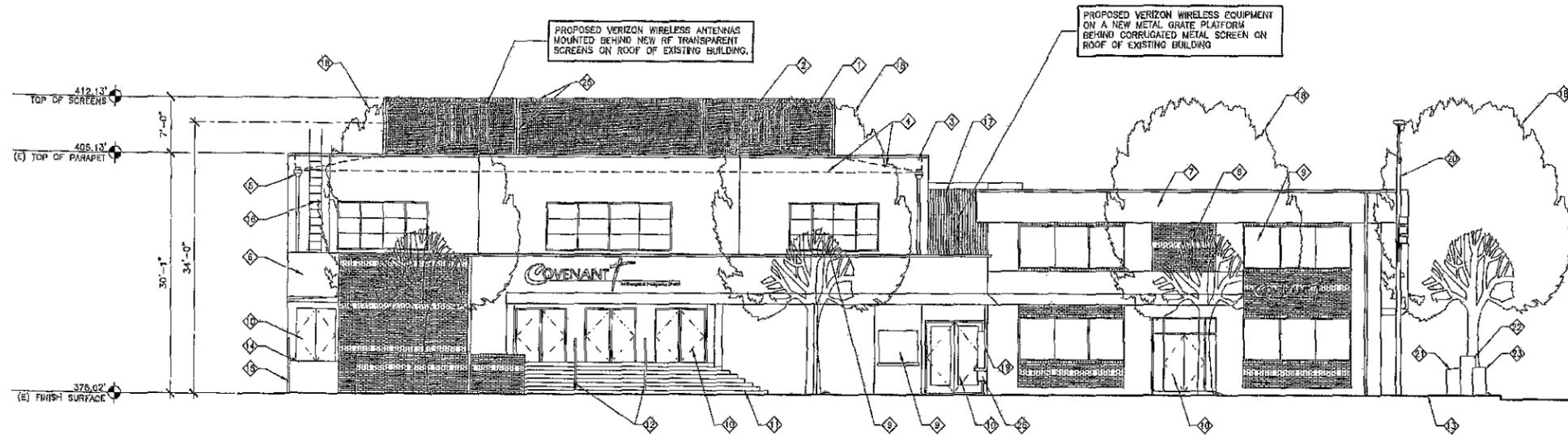
**EXTERIOR ELEVATIONS**

PROJECTS\VERIZON\13234

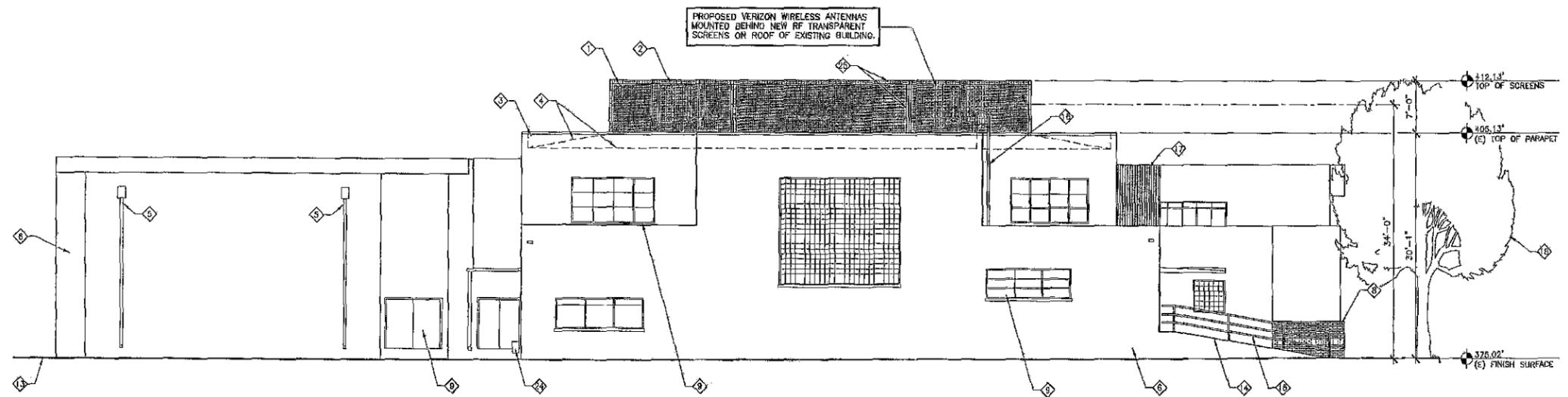
**A-4**

ELEVATION NOTES:

- ◆ PROPOSED RF TRANSPARENT SCREEN, RF TRANSPARENT SCREEN MATERIAL SHALL BE DETAILED, TEXTURED AND PAINTED TO MATCH EXISTING BUILDING. (SHOWN SHADED)
- ◆ PROPOSED VERIZON WIRELESS ANTENNAS MOUNTED BEHIND NEW RF TRANSPARENT SCREENS
- ◆ EXISTING PARAPET WALL
- ◆ EXISTING ROOF SURFACE (SHOWN DASHED)
- ◆ EXISTING ROOF DRAIN AND DOWNSPOUT
- ◆ EXISTING STUCCO FINISH BUILDING WALL
- ◆ EXISTING STUCCO FINISH OVERHANG
- ◆ EXISTING BRICK VENEER
- ◆ EXISTING WINDOW (TYPICAL)
- ◆ EXISTING DOOR (TYPICAL)
- ◆ EXISTING CONCRETE STEPS
- ◆ EXISTING HANDRAIL
- ◆ EXISTING FINISH SURFACE
- ◆ EXISTING RAMP
- ◆ EXISTING GUARDRAIL
- ◆ EXISTING ROOF ACCESS LADDER
- ◆ PROPOSED CORRUGATED METAL SCREEN (SHOWN SHADED)
- ◆ PROPOSED TREE
- ◆ EXISTING FIRE DEPARTMENT CONNECTION
- ◆ EXISTING TRAFFIC SIGNAL & STREET LIGHT
- ◆ EXISTING TRANSFORMER
- ◆ EXISTING UTILITY PEDESTAL
- ◆ EXISTING ELECTRICAL METER PEDESTAL
- ◆ EXISTING GAS METER
- ◆ PROPOSED DECORATIVE FRP BANDING OF FAUX BRICK
- ◆ EXISTING ELECTRICAL BOX MOUNTED ON WALL



**SOUTH ELEVATION**  
 SCALE: 1/8" = 1'-0"



**WEST ELEVATION**  
 SCALE: 1/8" = 1'-0"

**BOOTH SUAREZ &**  
 ARCHITECTURE INCORPORATED  
 305 CASLEBRO VILLAGE DRIVE, SUITE 02  
 CARLSBAD, CA 92008 (760) 434-8474

PREPARED FOR  
  
 P.O. BOX 19707  
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APPROVALS

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PROJECT NAME  
**DOC BROWN**  
 2830 HOWARD AVENUE  
 SAN DIEGO, CA 92104  
 SAN DIEGO COUNTY

DRAWING DATES

DATE	DESCRIPTION
05/09/13	80% ZD (rd)
05/12/13	100% ZD (se)
11/14/13	100% ZD Revision 1 (to)
07/20/14	100% ZD Revision 2 (rd)
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05/15/14	100% ZD Revision 4 (to)
06/27/14	100% ZD Revision 5 (to)
07/03/14	100% ZD Revision 6 (ri)

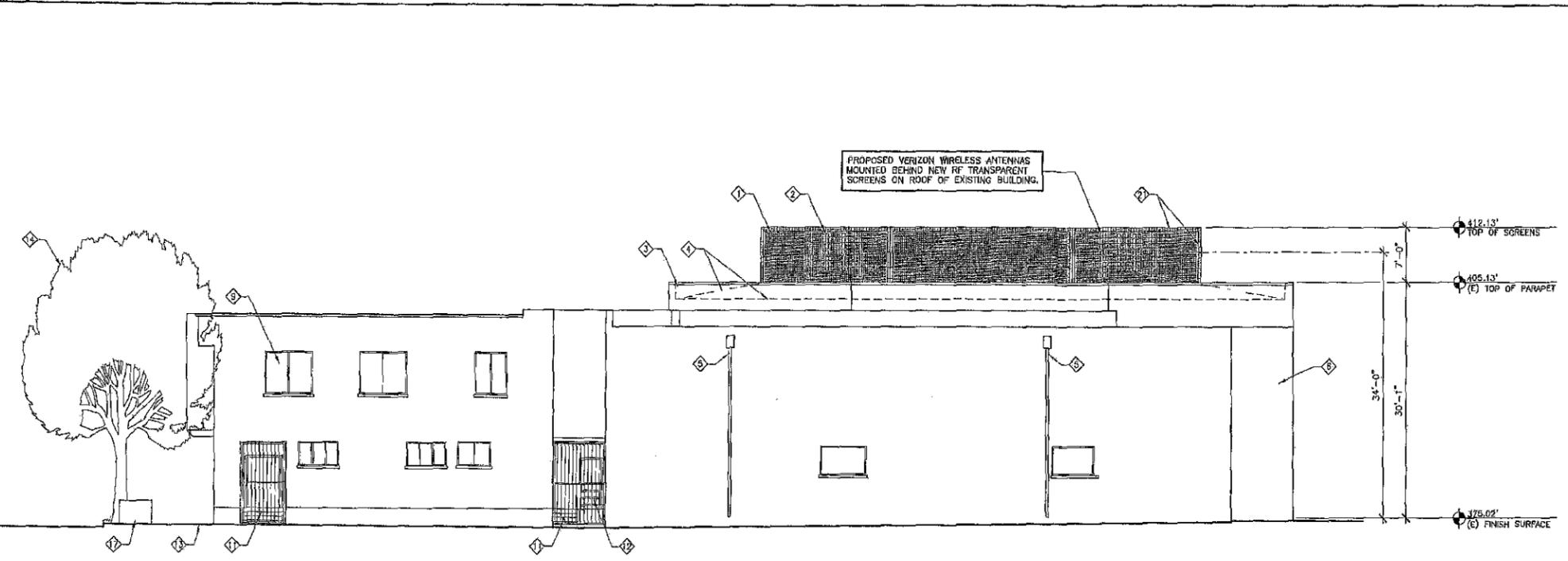
SHEET TITLE  
**EXTERIOR ELEVATIONS**

PROJECTS\VERIZON\13234

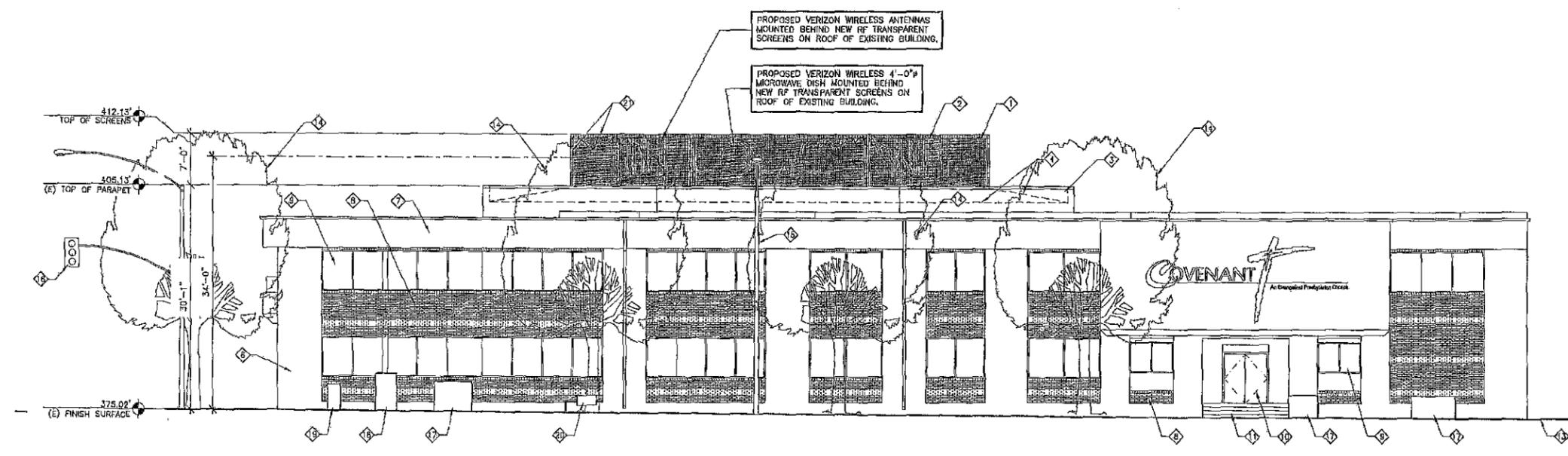
**A-5**

**ELEVATION NOTES:**

- 1 PROPOSED RF TRANSPARENT SCREEN. RF TRANSPARENT SCREEN MATERIAL SHALL BE DETAILED, TEXTURED AND PAINTED TO MATCH EXISTING BUILDING. (SHOWN SHADED)
- 2 PROPOSED VERIZON WIRELESS ANTENNAS MOUNTED BEHIND NEW RF TRANSPARENT SCREENS
- 3 EXISTING PARAPET WALL
- 4 EXISTING ROOF SURFACE (SHOWN DASHED)
- 5 EXISTING ROOF DRAIN AND DOWNSPOUT
- 6 EXISTING STUCCO FINISH BUILDING WALL
- 7 EXISTING STUCCO FINISH OVERHANG
- 8 EXISTING BRICK VENEER
- 9 EXISTING WINDOW (TYPICAL)
- 10 EXISTING DOOR (TYPICAL)
- 11 EXISTING CONCRETE STEPS
- 12 EXISTING GUARDRAIL
- 13 EXISTING FINISH SURFACE
- 14 PROPOSED TREE
- 15 EXISTING STREET LIGHT STANDARD
- 16 EXISTING TRAFFIC SIGNAL & STREET LIGHT
- 17 EXISTING TRANSFORMER
- 18 EXISTING UTILITY PEDESTAL
- 19 EXISTING ELECTRICAL METER PEDESTAL
- 20 EXISTING WATER VALVE
- 21 PROPOSED DECORATIVE FRP BANDING OF FAUX BRICK



**NORTH ELEVATION**  
 SCALE: 1/8" = 1'-0"



**EAST ELEVATION**  
 SCALE: 1/8" = 1'-0"

**Booth & Suarez**  
 ARCHITECTURE INCORPORATED  
 305 CARLSBAD VILLAGE DRIVE SUITE D2  
 CARLSBAD, CA 92008 (760) 434-8474

PREPARED FOR  
  
 P.O. BOX 19707  
 IRVINE, CA 92623-9707  
 (949) 286-7000

APPROVALS

A&C	DATE
RE	DATE
RF	DATE
INT	DATE
EE/IN	DATE
OPS	DATE
EE/OUT	DATE

PROJECT NAME  
**DOC BROWN**  
 2930 HOWARD AVENUE  
 SAN DIEGO, CA 92104  
 SAN DIEGO COUNTY

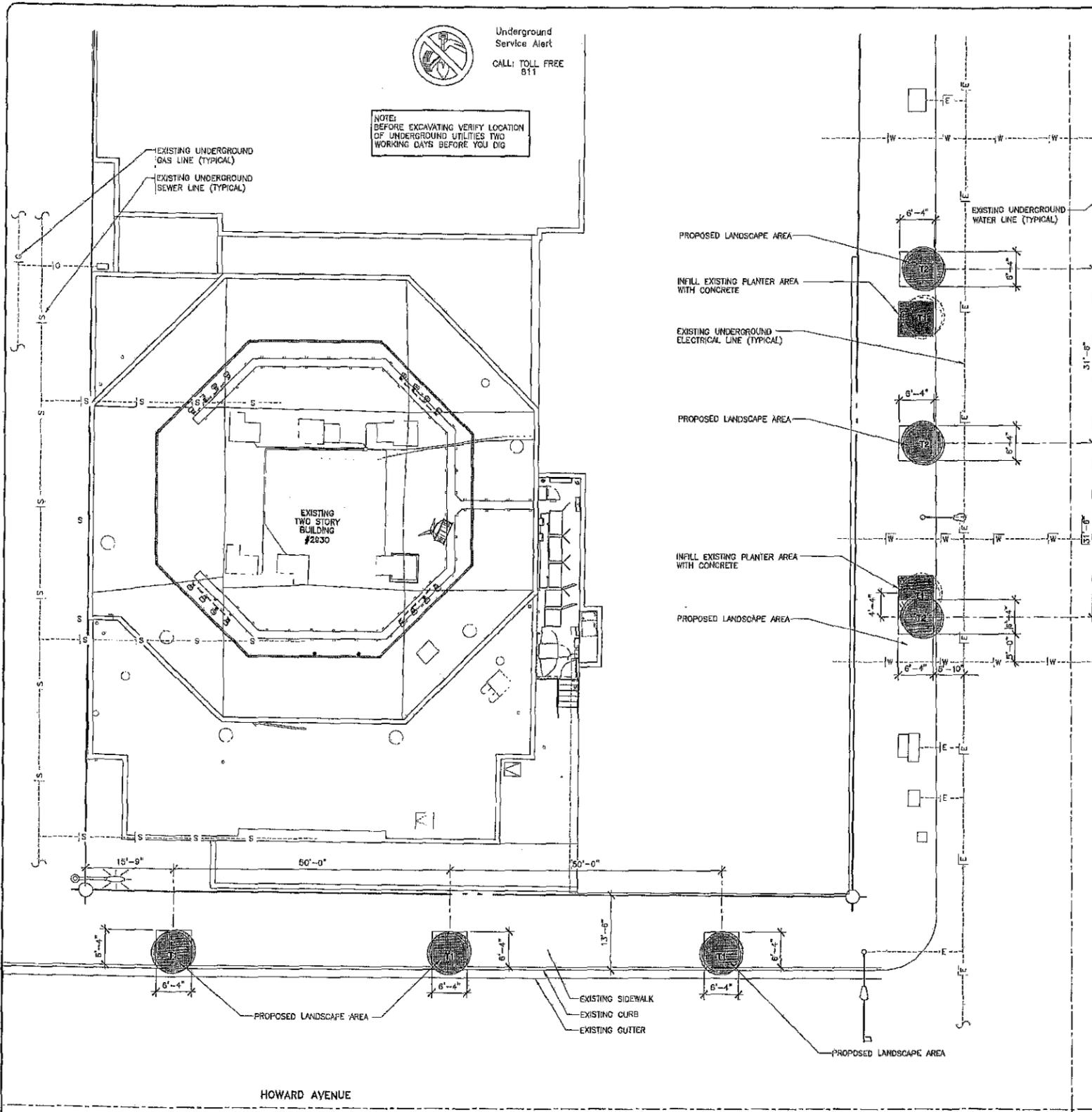
DRAWING DATES

09/09/13	90% ZD (rd)
09/12/13	100% ZD (sg)
11/14/13	100% ZD Revision 1 (lc)
01/20/14	100% ZD Revision 2 (rd)
04/07/14	100% ZD Revision 3 (so)
05/15/14	100% ZD Revision 4 (ls)
06/27/14	100% ZD Revision 5 (lc)
07/03/14	100% ZD Revision 6 (nt)

SHEET TITLE  
**LANDSCAPE DEVELOPMENT PLAN**

PROJECTS\VERIZON\13234

**L-1**



**PLANTING NOTES**

1. DETERMINE THE LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO THE INITIATION OF ANY WORK. ALL WORK SHALL BE PERFORMED IN A MANNER WHICH WILL AVOID POSSIBLE DAMAGE TO UTILITIES. HAND EXCAVATE AS REQUIRED.
2. TREES SHALL BE LOCATED WITH SEPARATION DISTANCES IDENTIFIED IN TABLE 142-04E FROM CITY OF SAN DIEGO LAND DEVELOPMENT CODE. SEE NOTE #8 BELOW.
3. ROOT BARRIERS SHALL BE INSTALLED ADJACENT TO ALL PAVING SURFACES, WHERE A PAVING SURFACE IS LOCATED WITHIN 6' OF A TREE'S TRUNK. ROOT BARRIERS SHALL EXTEND FOUR FEET IN EACH DIRECTION, FROM THE CENTER LINE OF THE TRUNK, FOR A TOTAL DISTANCE OF 8 FEET. INSTALLING ROOT BARRIERS AROUND THE ROOT BALL IS UNACCEPTABLE.
4. TREES WILL BE LOCATED A MINIMUM DISTANCE OF 3 FEET FROM ANY PAVING SURFACE, CURB, WALL, OR CONCRETE MOW STRIP.
5. ALL PLANTING AREAS SHALL RECEIVE A 3" LAYER OF MULCH.
6. PLANTING INSTALLATION CRITERIA:  
 ALL PROPOSED TREES SHALL BE SELF-SUPPORTING, WOODY PLANTS WITH AT LEAST ONE WELL DEFINED TRUNK AND SHALL NORMALLY ATTAIN A MATURE HEIGHT AND SPREAD OF AT LEAST 18 FEET.
7. PLANTING MAINTENANCE CRITERIA:  
 ALL LANDSCAPE INSTALLATION SHALL BE MAINTAINED IN ACCORDANCE WITH THE CITY OF SAN DIEGO LANDSCAPE STANDARDS.
8. MINIMUM TREE SEPARATION DISTANCE TO STREET TREE:  
 TABLE 142-04E  
 MINIMUM TREE SEPARATION DISTANCE

IMPROVEMENT	MINIMUM DISTANCE TO STREET TREE
TRAFFIC SIGNAL, STOP SIGN	20 FEET
UNDERGROUND UTILITY LINES (EXCEPT SEWER)	5 FEET
SEWER LINES	10 FEET
ABOVE GROUND UTILITY STRUCTURES (TRANSFORMERS, HYDRANTS, UTILITY POLES, ETC)	10 FEET
DRIVERWAYS	10 FEET
INTERSECTIONS (INTERSECTING CURB LINES OF TWO STREETS)	25 FEET

**WATER CONSERVATION NOTES**

1. ALL LANDSCAPE AND IRRIGATION DESIGN, INSTALLATION AND MAINTENANCE, SHALL CONFORM TO CITY OF SAN DIEGO LANDSCAPE REGULATIONS AND STANDARDS AND ALL OTHER APPLICABLE REGIONAL STANDARDS FOR LANDSCAPE INSTALLATION AND MAINTENANCE.
2. PLANT MATERIAL SELECTED FOR THIS PROJECT WILL BE OF A TYPE KNOWN TO BE SUCCESSFUL IN THE AREA OR IN SIMILAR CLIMATIC AND SOIL CONDITIONS.
3. LANDSCAPE FINISH GRADING OBJECTIVES WILL INCLUDE POSITIVE SURFACE DRAINAGE OF PLANTED AREAS THROUGHOUT THE PROJECT AREA.
4. ALL PERMANENTLY LANDSCAPED AREAS WILL BE SERVED BY PERMANENT, AUTOMATIC, UNDERGROUND, IRRIGATION SYSTEMS USING LOW PRECIPITATION FIXED AND POP UP SPRAY HEADS.
5. ALL SOILS WILL BE FERTILIZED, AMENDED, AND TILLED TO CONFORM TO RECOMMENDATIONS MADE BY A SOIL TESTING LABORATORY AND/OR LANDSCAPE ARCHITECT IN ORDER TO PROMOTE HEALTHY AND VIGOROUS PLANT GROWTH.
6. ALL PLANTING AREAS WILL BE MAINTAINED IN A WEED AND DEBRIS FREE CONDITION.
7. ALL ON-SITE IRRIGATION IMPROVEMENTS SHALL BE PART OF THE EXISTING POTABLE WATER DISTRIBUTION SYSTEM FOR THE EXISTING SITE.
8. SPRINKLER HEADS SHALL BE ADJUSTED FOR OPTIMUM PERFORMANCE. THIS SHALL INCLUDE THROTTLING THE FLOW CONTROL AT EACH VALVE TO OBTAIN THE OPTIMUM OPERATING PRESSURE FOR EACH SYSTEM. CONDITIONS THAT CAUSE OVER-SPRAY, PONDING, OR RUN-OFF SHALL BE ELIMINATED. ADJUST SYSTEM TO AVOID THESE CONDITIONS.
9. BEST IRRIGATION MANAGEMENT PRACTICES SHALL BE USED TO ELIMINATE OR CONTROL TO THE BEST EXTENT POSSIBLE PONDING, RUN-OFF, OVER-SPRAY AND MISTING.
10. IRRIGATION HEADS SHALL BE LOCATED OR ADJUSTED TO MINIMIZE OR ELIMINATE OVER-SPRAYING ON SIDEWALKS, STREETS AND NON-DESIGNATED USE AREAS.
11. NEW IRRIGATION SYSTEM TO BE CONNECTED TO THE CLOSEST EXISTING IRRIGATION VALVE BOX.
12. AUTOMATIC IRRIGATION SYSTEM SHALL HAVE A RAIN SENSOR.
13. AN AUTOMATICALLY, ELECTRICALLY CONTROLLED IRRIGATION SYSTEM SHALL BE INSTALLED AS SHOWN ON THE PLANS AND IN ACCORDANCE WITH THE CRITERIA AND STANDARDS OF THE CITY OF SAN DIEGO LANDSCAPE ORDINANCE SECTION 142.0403 AND THE CITY OF SAN DIEGO LAND DEVELOPMENT MANUAL LANDSCAPE STANDARDS. IRRIGATION SYSTEMS SHALL BE MAINTAINED FOR PROPER DEVELOPMENT AND MAINTENANCE OF THE VEGETATION IN A HEALTHY, DISEASE-RESISTANT CONDITION. THE DESIGN OF THE SYSTEM SHALL PROVIDE ADEQUATE SUPPORT FOR THE VEGETATION SELECTED.

**PLANTING LEGEND**

SYMBOL	BOTANICAL NAME	COMMON NAME	FORM / FUNCTION	PLANTING SIZE	QUANTITY	MATURE HEIGHT & SPREAD
	PYRUS CALLERYANA	FLOWERING PEAR OR BRADFORD PEAR	TREE	36" BOX	3	40'-0" HEIGHT 30'-0" SPREAD
	PYRUS CALLERYANA	FLOWERING PEAR OR BRADFORD PEAR	TREE	REMOVE	2	40'-0" HEIGHT 30'-0" SPREAD
	TRIFOLIUM TIPU	ROSEWOOD TREE	TREE	36" BOX	3	80'-0" HEIGHT 80'-0" SPREAD

**LANDSCAPE DEVELOPMENT PLAN**  
 SCALE: 1" = 10'-0"

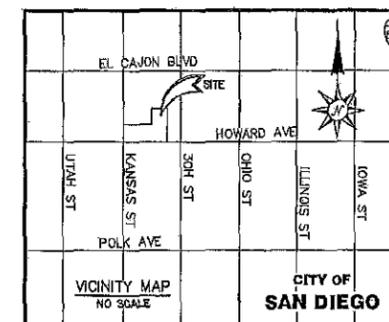
**LEGEND:**

- AC - ASPHALT CONCRETE
- A/C - AIR CONDITIONER
- AG - ANCHOR GUY
- GATV - CABLE BOX
- CD - CONDUIT
- DRN - DRAIN
- EB - ELECTRIC BOX
- EC - EDGE OF CONCRETE
- EU - ELECTRIC UTILITY
- FG - FINISH GRADE
- FL - FLOW LINE
- F.S. - FINISH SURFACE
- ICV - IRRIGATION CONTROL VALVE
- LDR - LADDER
- LP - LIGHT POLE
- PP - POWER POLE
- RH - ROOF HATCH
- R.S. - ROOF SURFACE
- RV - ROOF VENT
- SDMH - STORM DRAIN MANHOLE
- SLPB - STREET LIGHT PULL BOX
- TB - TOP OF CONCRETE BASE
- TC - TOP OF CURB
- TCE - TOE OF NATURAL GROUND
- TOP - TOP OF NATURAL GROUND
- T.P. - TOP OF PARAPET
- UB - UTILITY BOX
- U.P. - UTILITY POLE
- VP - VENT PIPE

**DATUM STATEMENT:**

CITY OF SAN DIEGO BENCHMARK 121244  
 LOCATION: INTERSECTION OF UNIVERSITY AVENUE  
 AND BOUNDARY STREET.  
 ELEV: 337.058 \*529 (MSL)

LINE	LENGTH	BEARING
L1	44.41	S88°43'34"E
L2	24.87	S00°14'54"W
L3	24.89	S00°14'54"W
L4	50.00	S89°43'34"E
L5	45.00	S89°43'34"E



**LEGAL DESCRIPTION:**

ALL THAT CERTAIN REAL PROPERTY SITUATED IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

**PARCEL A:**  
 LOTS 20 TO 26 INCLUSIVE IN BLOCK 119 OF UNIVERSITY HEIGHTS, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO AMENDED MAP THEREOF MADE BY G. A. D'HEMECOURT, FILED IN BOOK 8, PAGE 36 ET SEQ. OF LIS PENDENS, IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY.

**PARCEL B:**  
 THE EAST 45 FEET OF THE WEST 85 FEET OF LOTS 17 THROUGH 19 INCLUSIVE IN BLOCK 119 OF UNIVERSITY HEIGHTS IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF MADE BY G. A. D'HEMECOURT IN BOOK 8, PAGE 36 ET SEQ. OF LIS PENDENS, IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, EXCEPTING THEREFROM THE EAST 45 FEET OF SAID LOT 17.

**PARCEL C:**  
 LOTS 17, 18 AND 19 IN BLOCK 119 OF UNIVERSITY HEIGHTS, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF MADE BY G. A. D'HEMECOURT IN BOOK 8, PAGE 36 ET SEQ. OF LIS PENDENS ON FILE IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, EXCEPTING THEREFROM THE WEST 55.00 FEET.

**PARCEL D:**  
 THE WEST 50 FEET OF LOTS 17, 18 AND 19 IN BLOCK 119 OF UNIVERSITY HEIGHTS, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO AMENDED MAP THEREOF MADE BY G. A. D'HEMECOURT IN BOOK 8, PAGE 36 ET SEQ. OF LIS PENDENS, IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY. ASSessor's PARCEL NUMBER: 446-232-14

**ITEMS CORRESPONDING TO SCHEDULE "B":**

- BY LAWYERS TITLE COMPANY COMMITMENT NO.: 00308407  
 4100 NEWPORT PLACE DRIVE, SUITE 120 TITLE OFFICER: CHRIS MAZAR  
 NEWPORT BEACH, CA 92660 DATED: JUNE 26, 2013  
 (949) 724-3170
- THE FOLLOWING ITEMS WERE FOUND IN SAID COMMITMENT AND ARE REFERENCED ON THIS MAP. COVENANTS AND AGREEMENTS LISTED HEREON CONTAIN NUMEROUS ITEMS THAT AFFECT THE SUBJECT PROPERTY. CONTENTS SHOULD BE REVIEWED TO DISCERN SPECIFICS
- ③ AN EASEMENT FOR SEWER LINES AND RIGHTS INCIDENTAL THERETO, AS GRANTED BY A DOCUMENT RECORDED ON JUNE 13, 1929 IN BOOK 1634, PAGE 488 OF DEEDS. THIS ITEM AFFECTS THE SUBJECT PROPERTY AND IS PLOTTED HEREON.
  - ④ AN EASEMENT FOR SEWER AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT RECORDED ON JUNE 13, 1929 IN BOOK 1650 OF DEEDS. THIS ITEM AFFECTS THE SUBJECT PROPERTY AND IS PLOTTED HEREON.
  - ⑤ AN EASEMENT FOR PUBLIC UTILITIES AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT TO: SAN DIEGO CONSOLIDATED GAS AND ELECTRIC COMPANY, A CORPORATION, RECORDED ON OCTOBER 22, 1929 IN BOOK 1695, PAGE 226 OF DEEDS; THIS ITEM AFFECTS THE SUBJECT PROPERTY AND IS PLOTTED HEREON.
  - ⑥ THE LAND DESCRIBED HEREIN IS INCLUDED WITHIN A PROJECT AREA OF THE REDEVELOPMENT AGENCY AS DISCLOSED BY A DOCUMENT RECORDED ON MAY 21, 1994, AS INSTRUMENT NO. 19988-0301382 OF OFFICIAL RECORDS. THIS ITEM AFFECTS THE SUBJECT PROPERTY BUT IS BLANKET IN NATURE AND IS NOT PLOTTED HEREON.
  - ⑦ THE LAND DESCRIBED HEREIN IS INCLUDED WITHIN A PROJECT AREA OF THE REDEVELOPMENT AGENCY AS DISCLOSED BY A DOCUMENT RECORDED ON JULY 18, 2007 AS INSTRUMENT NO. 2007-0474326 OF OFFICIAL RECORDS. THIS ITEM AFFECTS THE SUBJECT PROPERTY BUT IS BLANKET IN NATURE AND IS NOT PLOTTED HEREON.

ITEMS #8 SHOWN HEREON ARE STATED AS EXCEPTIONS ON ABOVE REFERENCED COMMITMENT. NO RESPONSIBILITY FOR THE COMPLETENESS, ACCURACY, OR CONTENT OF SAID REPORT IS ASSUMED BY THIS MAP.

**BASIS OF BEARINGS:**

THE BEARING OF S 75°03'57" W BEING THE INVERSE BETWEEN SAN DIEGO COUNTY GEODETIC CONTROL POINTS P103 AND P473 WAS USED AS A BASIS OF BEARINGS FOR THIS SURVEY.

**ASSESSOR'S PARCEL NUMBER:**

446-232-14

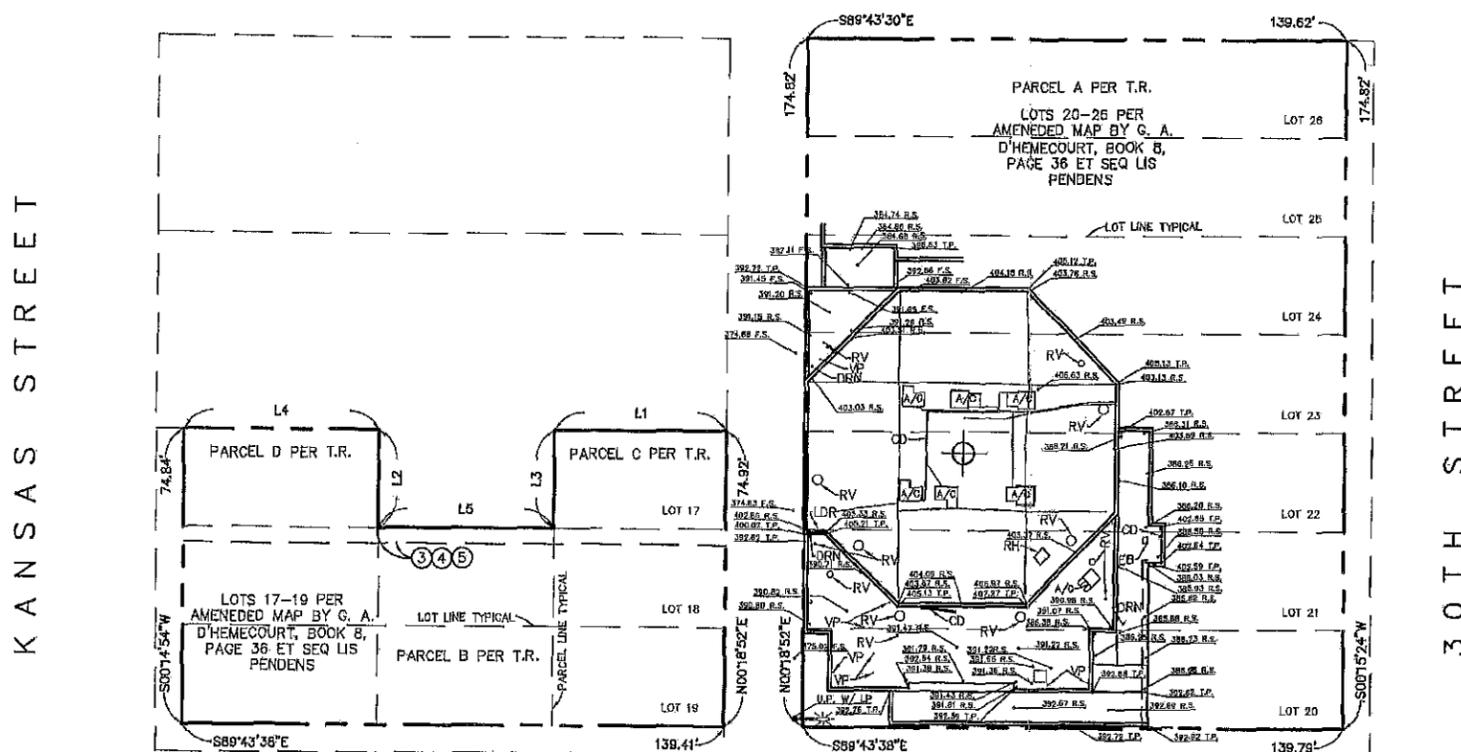
**COORDINATES:**

LATITUDE: 32°45'15.757" N  
 LONGITUDE: 117°07'50.258" W  
 DATUM: NAD83

**DATE OF SURVEY:**

06/15/13

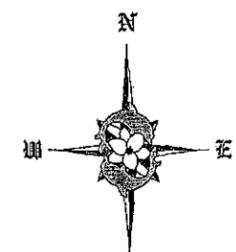
MIGUEL A. MARTINEZ L.S. 7443



KANSAS STREET

30TH STREET

HOWARD AVENUE



SCALE: 1" = 20'

**BOOTH & SUAREZ**  
 ARCHITECTURE || PLANNING

WILLIAM R. BOOTH ARCHITECT ROBERT L. SUAREZ ARCHITECT  
 P.O. BOX 4551 CARLSBAD, CA 92008 (760) 434-8474



PREPARED FOR



P.O. BOX 19707  
 IRVINE, CA 92623-9707  
 (949) 222-7000

CONSULTANT

**JRN**  
**CIVIL ENGINEERS**

232 AVENIDA FABRICANTE,  
 SUITE 107  
 SAN CLEMENTE, CA 92672  
 (949) 248-4685

PROJECT NAME

DOC BROWN

2930 HOWARD AVENUE  
 SAN DIEGO, CA 92104

DRAWING DATES

SHEET TITLE

TOPOGRAPHIC SURVEY

C1